

Appendix: Community Outreach

Introduction

The Village of Summit was awarded a technical assistance grant to update their Comprehensive Plan from the Chicago Metropolitan Agency for Planning's (CMAP) Local Technical Assistance (LTA) program. A significant feature of CMAP's LTA program is the commitment to broad-based public involvement. The local planning projects that result from the program's competitive application process are strengthened by the engagement of residents, business owners, and other local stakeholders. In particular, the LTA program focuses on both reaching and involving individuals that are traditionally underrepresented in planning processes, including low-income persons, minorities, non-English speaking persons, and persons with disabilities. This appendix provides a summary of the steps taken to engage the Summit community in the Comprehensive Planning process.

Developing a Public Engagement Strategy

The LTA program strives to formulate a public engagement approach that is tailored to each LTA community. This way, both CMAP and municipal staff can set outreach goals for the project, and keep track of the effectiveness of various strategies to determine what is replicable for future public engagement. This approach is captured in a document called a "project outreach strategy" (PROUST), which describes outreach goals and activities as they align with the steps of the project scope. The PROUST is a malleable document that can and should be updated throughout the project, according to which methods are effective and which target groups require further outreach efforts.

For the Village of Summit, this PROUST document was supported by background research and initial conversations with the Village staff and other key stakeholders. The initial steps in developing the public engagement strategy for Summit were: to find out what types of public participation had occurred in the Village prior to this project; to learn more about the demographics of the community; and to begin building a comprehensive list of the key stakeholders to involve in the planning process.

From this background research, the initial direction of the PROUST was devised, establishing an overarching goal that the project's public outreach would draw from a wide variety of people with different understandings of and preferences about the future of the community. Based on Village demographics, the team felt it was important to reach residents broadly.

The Summit Comprehensive Plan was guided by a steering committee, composed of representatives from local businesses, school districts, community organizations, Village staff, and longtime residents. The Steering Committee advised and confirmed the outreach strategy and worked as a sounding board to assist village and CMAP staff throughout the process.

How Public Input Helped to Shape this Plan

Developing and executing a PROUST helps to ensure that the plan itself serves as a guide that truly reflects the community's desires. There were many instances throughout the public engagement process where staff took into account residents' feedback and developed strategies to address these concerns.

Face-to-face interaction was one of the most successful ways CMAP received public opinions and feedback throughout the planning process for the Summit Comprehensive Plan. Flooding prevention was consistently a central theme of discussions with residents. Residents collectively identified the need for improved stormwater management to combat flooding and sewer issue throughout the Village. Given that flooding prevention came up in almost every workshop discussion; it is a key consideration of the plan's recommendations

Another common theme heard from residents related to street and roadway maintenance. Residents mentioned a number of concerns regarding maintenance of streets, roads, buildings, and alleys. Specifically, residents would like to see increased beautification efforts on the main roads to enhance the attractiveness and image of the Village of Summit. The plan makes recommendations to improve existing infrastructures and therefore enhance the community image and identity.

Additionally, many comments submitted surrounded residential issues and opportunities. Residents mentioned a number of concerns with vacant and deteriorating homes in the community as well as overcrowding. Participants see an opportunity for a housing improvement program and increased maintenance to residential buildings. The plan responds to these concerns with a number of strategies to maintain and enhance housing quality.

There were a variety of comments addressing the need for redevelopment along Summit's commercial corridors. At a closer look, residents identified challenges with the existing commercial building stock, parking issues, as well as the streetscaping that will need to be enhanced in order to attract more businesses and customers. The plan makes recommendations to foster active commercial nodes.

Public opinions and feedback – discussed at workshops and online-- shaped each section of the Plan and are reflected in the policies put forth.

Lessons Learned

The planning process for the Summit Comprehensive Plan revealed several important key opportunities for engaging community members in decision making processes. Given village demographics, it was important for the planning process to bring in residents from diverse backgrounds and ages to the planning conversation. To do this, Village staff and CMAP worked to disseminate information about the planning process and public workshops through a variety of means including reaching senior citizens and the youth by attending their regularly scheduled meetings and community programs.

Further, the project team found face-to-face interaction to be a successful way to reach Village residents rather than through electronic and computer-based outreach methods. This type of interaction can be conducted by visiting high-traffic locations and attending popular events in the community. Additionally, reaching out to churches and schools in the Village is a resourceful way of reaching many community residents by meeting them in places they regularly visit.

It is encouraged that the Village continue to use and enhance the Village website and develop a contact database to keep residents up-to-date and involved with community news and events. Moreover, social media such as a Village Facebook page is another great tool to maintain residents engaged.

Outreach

There were four primary means of communication throughout the plan development: posters and postcards, face-to-face outreach, online web-based communications, and email updates and reminders. Print and digital posters and postcards were developed for each meeting. Prior to meetings outreach staff placed flyers and posters at locations in and around the Village; including, community businesses, government offices, and recreational locations.

In an effort to reach all businesses, over 14 community locations were visited to inform them about the planning workshops. The following facilities allowed CMAP staff to put up posters and leave postcards.

Access Desplaines Health Center	La Esperanza Grocery	Summit Public Library
Archer Bank	Saint Blase Church	Supermercado La Villita
El Famous Burrito	St. Joseph School	The Warehouse Project & Gallery
El Faro	St. Joseph Church	Village of Summit
Joe and Frank's Sausage Company	Summit Park District	

Additionally, CMAP staff also targeted social media, posting the information about the visioning workshop and open house on a number of Facebook pages, including: the Summit Park District, the Warehouse Project & Gallery, Argo Community High school, Saint Blasé Catholic Church, St. Joseph Parish, Heritage Middle School, Graves Elementary School, Zion Evangelical Lutheran Church, School District 104, Henryk Sienkiewicz Polish School, Desplaines Valley News, Wharton Elementary School, and Summit Public Library.

In an effort to keep participants informed of project updates, email addresses were captured at each public meeting. These email addresses were added to the Plan's master database of contacts at the end of each meeting so that participants would continue to receive project updates.

Public Engagement and Results

A primary goal of the Summit Comprehensive Plan is to encourage community engagement throughout the planning and decision-making process. In this manner, the project can gather input from the community about existing concerns and opportunities and define a shared vision for the future of Summit.

To emphasize a board-based inclusion of the community, the community engagement process has entailed close coordination with the Steering Committee, stakeholder interviews, focus group meetings, interactive community engagement kits, and an online survey to reach the public at-large. This section describes the ongoing process for engaging the Summit community.

Table 1. Public Participation Numbers

Public Input Opportunity	Number Participants
Village Board	5
Steering Committee	10
Key Person Interviews	12
Summit Neighborhood Watch Workshop	17
Warehouse Project & Gallery Workshop	35
Senior Luncheon at the Emmett Till Community Center Workshop	19
Bilingual Online Survey	60
Interactive Poster Display	10
Visioning Workshop	25
Open House	10
Total	203

Steering Committee

The Steering Committee for the Summit Comprehensive Plan is tasked with providing assistance and guidance in the development of the plan, providing input on existing issues and opportunities based on their institutional roles, and reviewing plan documents.

The Steering Committee comprises a wide variety of interests and perspectives, ranging from community business owners and representatives to Village staff. The Steering Committee members include:

- Bernita Echols, The Upper Room Management, LLC
- Charles Echols, The Upper Room Management, LLC
- Chet Strzelczyk, Administrator, Village of Summit
- Harron Beane, Summit Community Task Force
- Mayra Ortiz, Resident
- Mike Kaput, First United Realtors Inc.
- Sergio Garcia, School District #104 Board Trustee

The first Steering Committee meeting was held on February 3, 2014 at the Village Hall to introduce the project to the members. During the meeting, the Steering Committee was asked four questions to help CMAP staff to understand what issues and opportunities will be raised throughout the planning process. The following lists highlight comments and input received from the Steering Committee.

Strengths:

- Strong school districts
- Good diversity among residents
- Many local businesses
- Close proximity to Chicago
- Access to transportation; Amtrak and Metra
- Rich history
- Good mix of multi-family and single-family homes
- Optimal geographic location; highways, 63rd Street, Canal, Canadian National railway
- Potential of 35 acres of industrial lands

Issues:

- Flooding and sewer issues throughout the village
- Many vacant homes
- Lack of recreation for youth
- Streets in need of repairs
- Limited job opportunities
- In need of a community vision
- High levels of crime
- Parking and traffic issues on major corridors
- Economic development
- Lack of resident services, afterschool, and immigration programs
- Fire reduction

Opportunities:

- Housing improvement programs
- Expand public safety
- Improve street scapping
- Expand regional transportation opportunities
- Redevelopment along South Archer Avenue and 63rd Street
- Develop a fund to start some action in the neighborhood
- Update zoning and planning codes (commercial, residential, retail)
- Establish a shuttle to Midway

Key Person Interviews

On February 26 and 27, 2014, CMAP staff conducted confidential key person interviews with 12 stakeholders representing a variety of interests throughout the Summit community. The key person interviews are designed to give CMAP insight as to what issues and ideas exist in the community and serve as opportunity to deepen the understanding of community dynamics that are relevant to the creation of the comprehensive plan.

Interviews were conducted with the following stakeholders:

- Bill Mundy, Director, Summit Building/Public Works and Water Department
- Dr. Kevin O'Mara, Superintendent, Argo Community High School
- Elena Manfredi, Bank Manager, Archer Bank
- George Goudas, Owner, Studio 63
- John Santoro, Resident
- Les Peterson, Police Chief, Summit Police Department
- Luis Maciel, Resident
- Mayra Ortiz, Resident
- Meredith Schilsky, President, The Warehouse Project & Gallery
- Pat Tichacek, Village Clerk, Village of Summit
- Richard Gallaga, Fire Chief, Summit Fire Department
- Ted Bojanowski, Resident

During the interviews, stakeholders provided different perspectives about the strengths, issues, and opportunities present in the community. There was a general consensus about the strengths and assets that the community has to offer including access to different modes of transportation, notable school districts, and attentive Village departments. Similarly, the interviews highlighted top issues that need to

be addressed in the plan. The overarching issues that stakeholders expressed related to housing concerns and the poor maintenance of housing in the Village. Stakeholders also expressed concern for safety and crime in and around the Village. There were many opportunities for redevelopment, particularly commercial and retail development that enhance the vitality of the community.

Strengths:

- Good place for small businesses
- Strong facilities; Recreational Center, Park District, library
- Key industrial players in the Village
- Reputable school districts
- Diverse community
- Access to transportation and expressways
- Proximity to Chicago
- Summit Police Department
- Summit Public Workshops Department
- Active churches
- Rich history

Issues:

- Crime and gang activity
- Overcrowded and vacant, deteriorating housing
- Poor maintenance of buildings and alleys
- Zoning codes are outdated
- Lack of parking in commercial areas
- Image of the community
- High real-estate taxes
- Flooding and sewer issues
- Safety of the pedestrian bridge
- Contamination from industrial area
- High turnover of local businesses
- Community is landlocked; no room to grow
- Younger generations moving away
- Planning fatigue
- Lack of jobs
- Poor access and lighting in parks

Opportunities:

- Potential for redevelopment in vacant lots
- Need stormwater sewers
- Take advantage of grant opportunities
- Establish a Chamber of Commerce
- Bring in an anchor; entertainment, recreational, commercial
- Stronger relationship between Police department and the youth
- Increase services; workforce training, ESL, computer literacy programs
- Bring in grocery stores so residents don't travel outside of Village
- Establish bilingual news media coverage

Focus Group Workshops

CMAP staff conducted a series of targeted focus group meetings in order to better understand the issues and perspectives of community residents and stakeholders. Based on advice from the Steering Committee, focus group meetings were conducted during regularly scheduled community meetings in order to connect with people who might typically be underrepresented or harder to reach in planning processes. Several community groups were contacted and three agreed to place the Summit Comprehensive Plan on their agenda: Summit Neighborhood Watch, Warehouse Project & Gallery, and the Senior Citizens luncheon at the Emmett Till Community Center.

Summit Neighborhood Watch

On March 20, 2014, CMAP staff attended the regularly scheduled Summit Neighborhood Watch meeting at the Summit Police Station to introduce the project and gather their input and feedback. There were approximately 17 stakeholders in attendance. After a brief presentation about the planning process, meeting attendees were asked to answer questions about their basic demographics using an electronic, real-time anonymous survey tool called Keypad Polling.

From that polling exercise (Figure 1.1), CMAP staff learned that the majority of participants in attendance live in Summit (67 percent), with one-third having been born and raised in the community (32 percent). Organized around five broad categories – neighborhoods, commercial corridors, transportation, parks and open space, and capital projects – participants were asked to identify the top two issues that need to be improved. Table 1.1 provides the results of the polling exercise in comparison to the other focus groups. After the polling exercise, meeting attendees discussed the need for stronger enforcement of parking rules, better management of parking in commercial areas, established street sweeping schedules, paved alleys, and improved garbage pickup and cleanup to enhance the vitality of the community.

Figure 1.1. Demographics

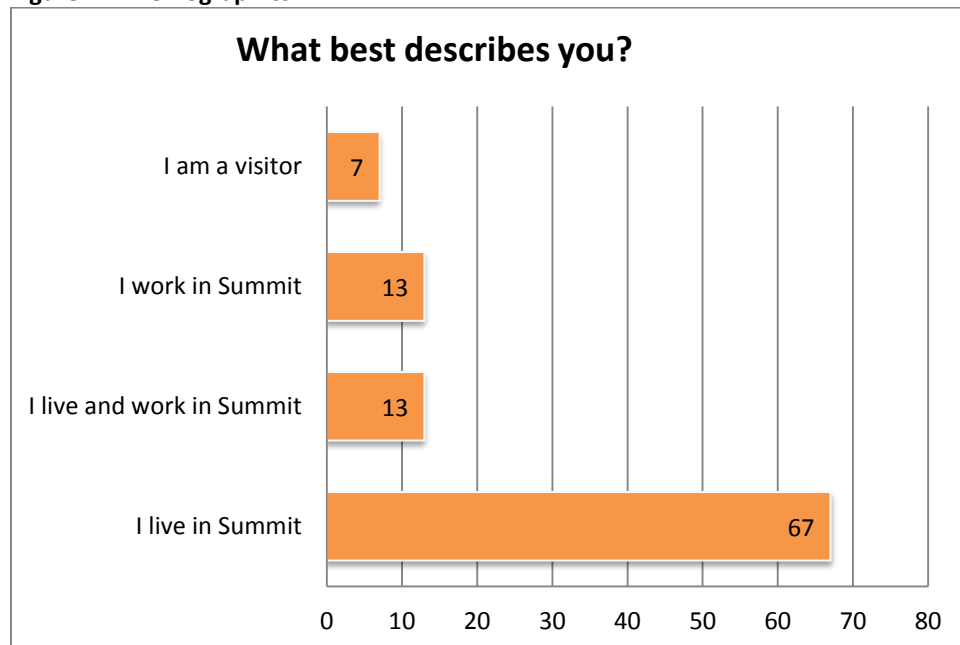


Figure 1.2. Demographics

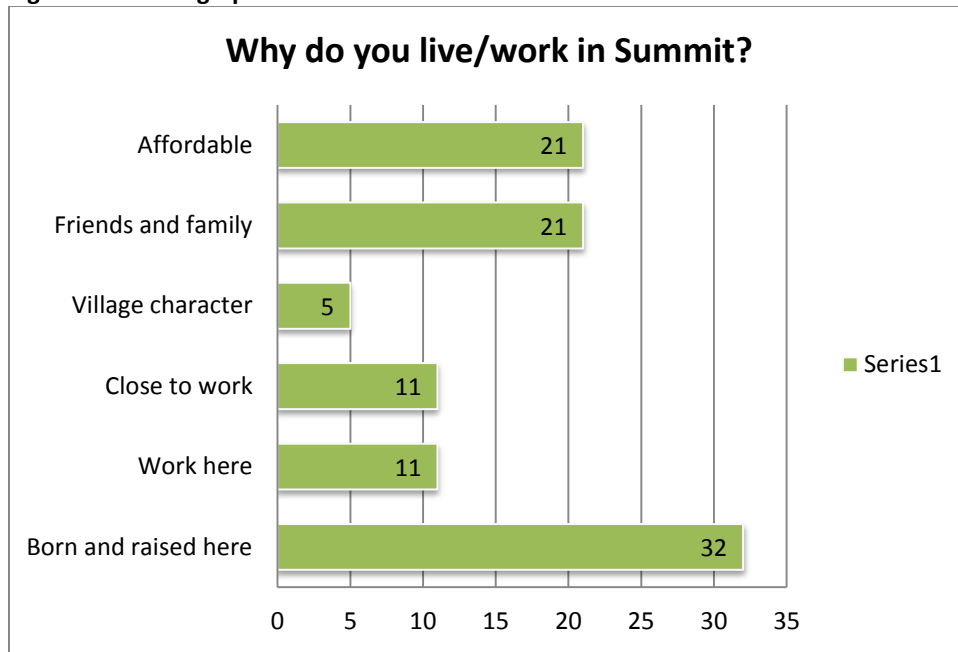


Figure 1.3. Neighborhood Level

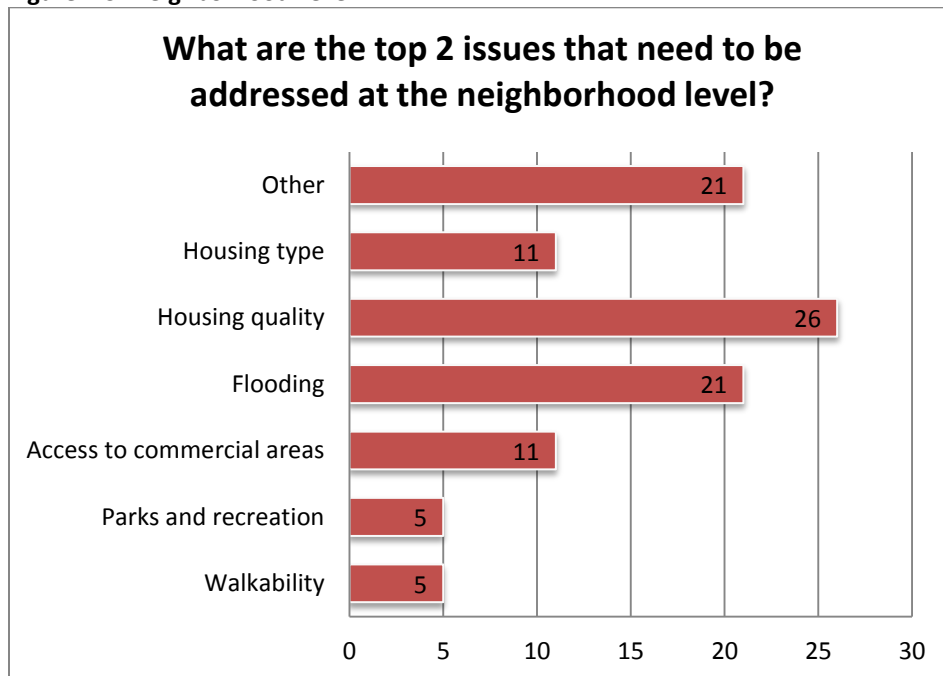


Figure 1.4. Commercial Level

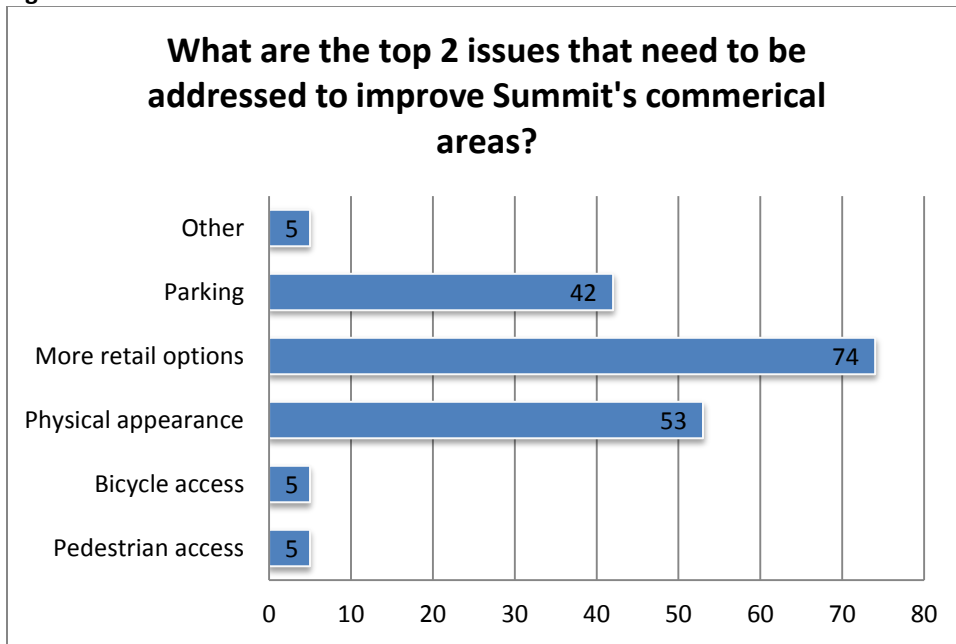


Figure 1.5. Travel

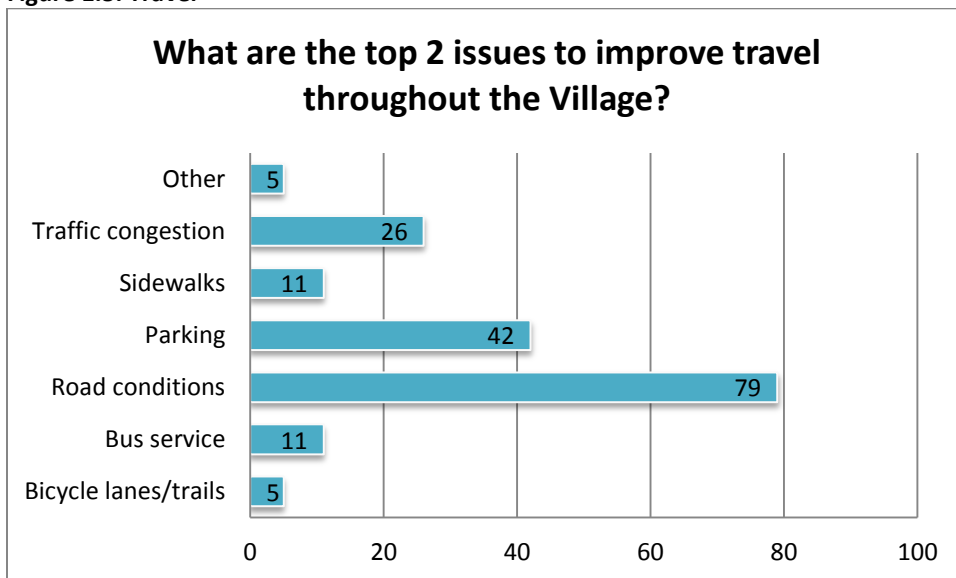


Figure 1.6. Outdoor Recreation Space

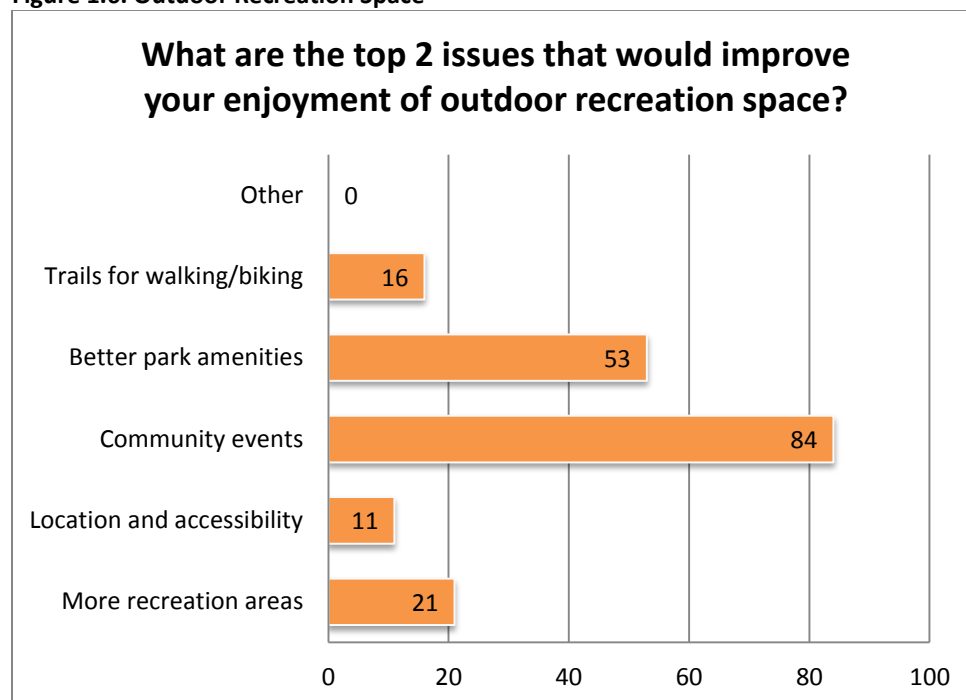
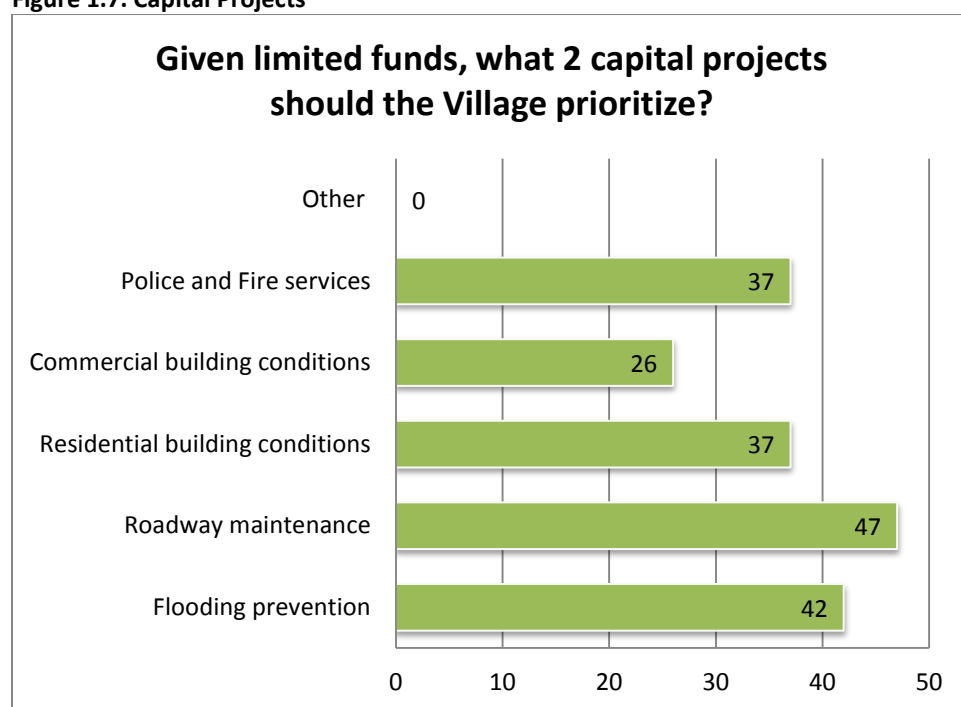


Figure 1.7. Capital Projects



Warehouse Project & Gallery

On March 24, 2014, CMAP staff engaged youth members of the Warehouse Project & Gallery in the planning process for the Summit Comprehensive Plan. During the workshop, the youth members were given a brief presentation about the urban planning field and about the purpose of the project. Prior to the workshop, the youth group was asked to take pictures of the places they like and dislike in and around the community over the course of one week. Over 50 pictures of the community were submitted by the members. Many of the positive images reflected Summit's schools, parks, youth facilities and

commercial shops. The negative images, or places the members disliked, were poorly light and maintained, vacant areas in Summit. Additionally, crime and safety issues were reflected among the pictures.

Figure 1.8. Hanover Park



Source: Bonnie Brown, 2014

Figure 1.9. Pedestrian Bridge



Source: Ramiro Jimenez, 2014

To facilitate an interactive and educational workshop, the group of approximately 35 members was split into three smaller groups, each led by a CMAP representative for a mapping exercise. During the mapping exercise, the students and Warehouse Project & Gallery staff was asked to discuss as a group the any issues, opportunities, and ideas for retail and commercial, housing, transportation, parks and open space, and the image and identity of the community. Participants were encouraged to mark these notes on the maps provided (see Figure 1.10, 1.11, 1.12)

The participants had the opportunity to share what each group discussed and placed on the map. Many of the comments the participants referenced poor lighting throughout the residential neighborhoods, specifically south of West 59th Place. The participants would like to see redevelopment of the vacant lots and buildings along South Archer Road and South Harlem Avenue in addition to streetscaping. Particularly, they'd like to see more entertainment facilities along South Harlem Avenue. There was also a consensus about safety issues and concerns due to gang activity on the commercial corridors and residential neighborhoods. Ultimately, the members would like to improve the image of Summit, or "Scummit" as known by some, to one that reflects a safe, diverse, and family oriented place to live.

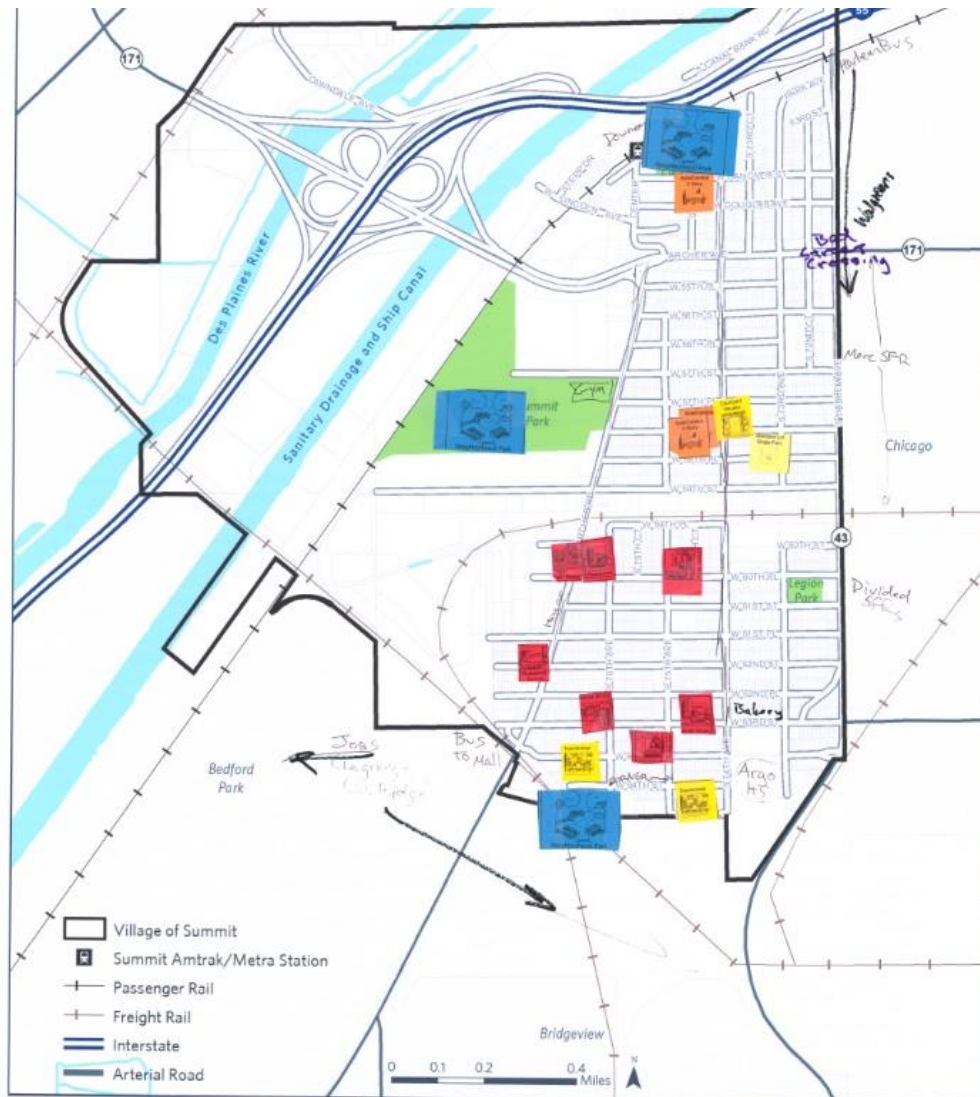
Other comments and ideas included:

- South 74th Avenue is a safe route to school
- Better promotion of the boat launch and fees associated
- Establish community gardens
- No working water fountains at Legion Park
- Bad road conditions throughout the residential areas
- Infrastructure divides the town into three communities
- Pedestrian bridge is unsafe, not inviting
- Dangerous street crossings; specifically South Archer Road
- Limited bus presence
- Need a history center
- Bad smell due to industrial and manufacturing companies
- Dense and overcrowded housing south of the rail road tracks
- Diverse community, but still separated
- Lack of parking in northern Summit; narrow streets
- Need bicycle trail

Figure 1.10. Group 1



Figure 1.11. Group 2



- Coffee shops
- "Teenage chill spots"
- Free Wifi
- Arcade
- Somewhere to hang

Where?

- On Archer
- On 63rd - near high school
- Between Argo and Heritage

- Crossing St. on Archer - running across.

Residential Area - would like to see:

- Streets fixed - lots of pot holes
- Gang Activity is high
- Graffiti gone
- Sidewalks are ok - but they are not cleaned of
- Street lights are burned out
- Deep Summit is shady area - poor lighting

Dream List

- rec center by 63rd/Argo side - pool
- Community center
- Bigger pool for teens to use - Summit Park to

SUMMIT COMPREHENSIVE PLANNING PROJECT
WAREHOUSE PROJECT & GALLERY
MONDAY, MARCH 24, 2014

Summit in Future

- Safe place with things to do
- Mini - Downtown
- Place to visit families
- People need to care
- Residents have a voice
- Public art (murals, fountains, gardens, etc.)
- Multiple bridges to cross - access park

What does Summit Mean to you

- Diverse Cultural

Reputation of Summit

- "Scum-it" (outsiders/insiders) Say this
- Run down
- Not safe
- Some residents hate it here
- High property taxes
- Cultural divide by 63rd, 55th, Bridge
- Limited crossing guards

Parks

- Like bball hoops
- Playgrounds are run down
- Rebel football → Harvester
- Summit Park → safe & big
- No bathrooms or water fountains → Argo Park Legion Park

Figure 1.12. Group 3



Senior Luncheon at the Emmett Till Community Center

On April 16, 2014, CMAP staff attended a regularly scheduled senior luncheon at the Emmett Till Community Center to introduce the project and gather their input and feedback. There were approximately 19 stakeholders in attendance. From that polling exercise (Figure 1.13-1.16), CMAP staff learned that the majority of participants in attendance live in Summit (60 percent) and have lived in the community for 50 years or longer (61 percent). The participants shared that they live and/or work in Summit because of the Village character (32 percent) and because they were born and raised (32 percent) in the community.

Given the distinct issues facing elderly residents, additional questions were asked to learn more about their quality of life. Almost three-quarters of the participants heavily rely on a personal car to get around the village, though walking, carpooling, and using the bus were also recognized as frequent modes of travel. Participants travel to neighboring communities for medical services and grocery shopping. The majority of attendees also expressed that they drive themselves (72 percent) or take the bus (28 percent) when traveling outside of Summit for these services.

Similar to the Summit Neighborhood Watch meeting, the participants used Keypad Polling technology to share their ideas about existing issues and opportunities in Summit (Figure 1.14-1.22). The top 2 issues facing the participants at the neighborhood level included housing type (33 percent) and access to commercial areas (22 percent). Next, participants indicated that more retail options (67 percent) and parking (39 percent) need to be addressed to improve Summit's commercial areas. When asked about issues that would improve their enjoyment of outdoor recreation space, there was a tie between community events (44 percent) and more recreation areas (44 percent). The majority of participants believed that the Village should prioritize flood prevention (65 percent) and residential building conditions (40 percent) as their top 2 capital projects. Meeting attendees rated medical services (67 percent) and grocery shopping (67 percent) as the top 2 services they must leave Summit to find and usually drive (72 percent) or take the Bus (CTA or PACE) (28 percent) to these services.

After the polling exercise, meeting attendees discussed the need for community gardens and programming for the youth, entertainment facilities for the whole community, better maintenance of streets and roadways, redevelopment in vacant lots and buildings, and a dire need to enhance the image and identity of the community. Many strengths or 'gems' were also identified including access to various modes of public transportation, connectivity to Midway International Airport, the history of the community, historical buildings, and the Chicago Sanitary and Ship Canal.

Figure 1.13. Demographics

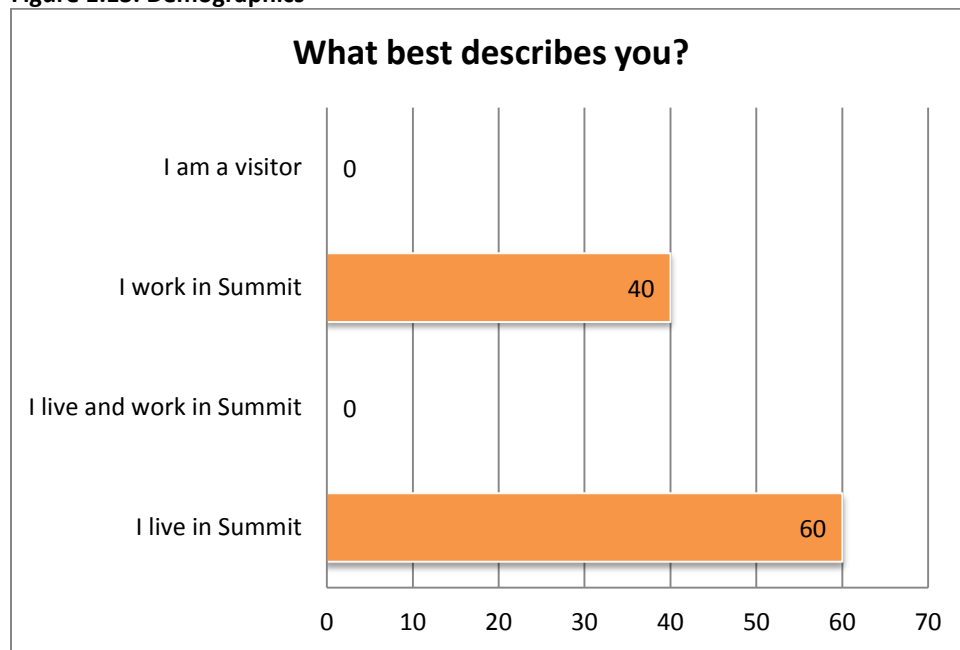


Figure 1.14. Demographics

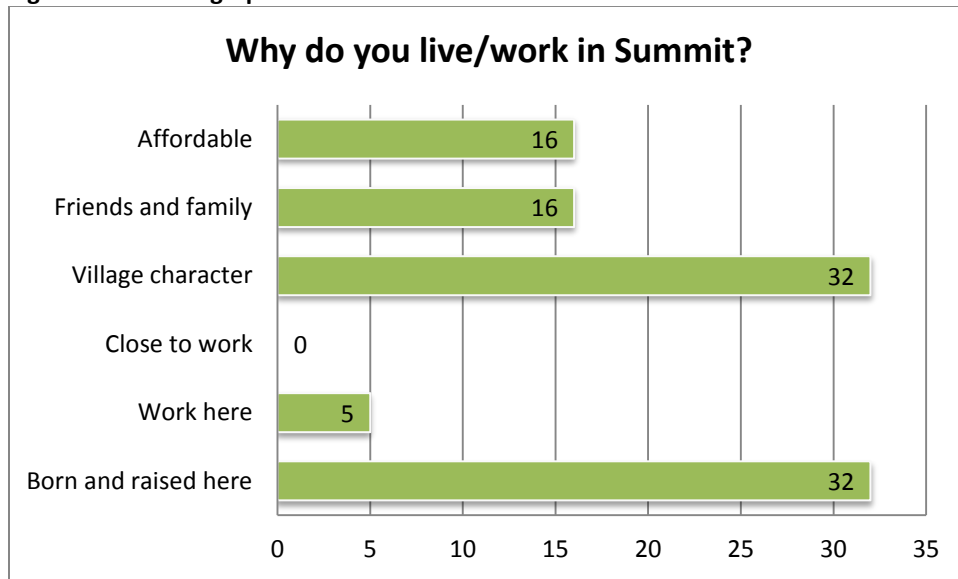


Figure 1.15. Length of Residence in Summit

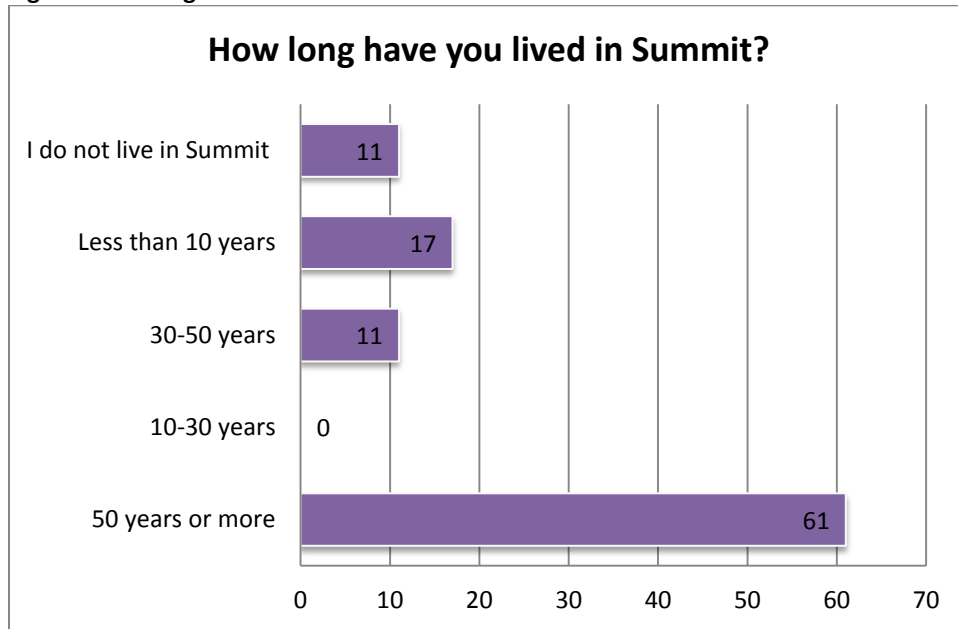


Figure 1.16. Travel within Summit

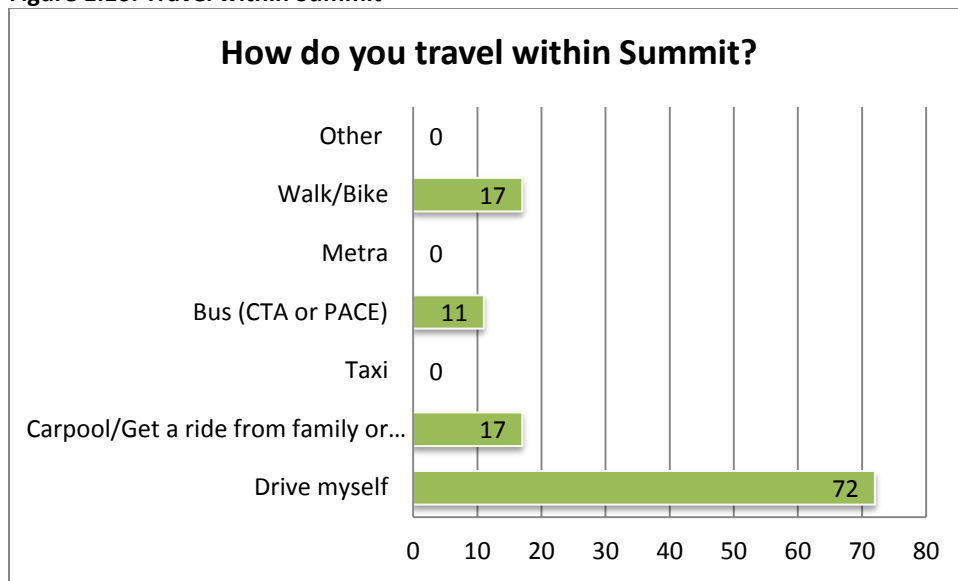


Figure 1.17. Neighborhood Level

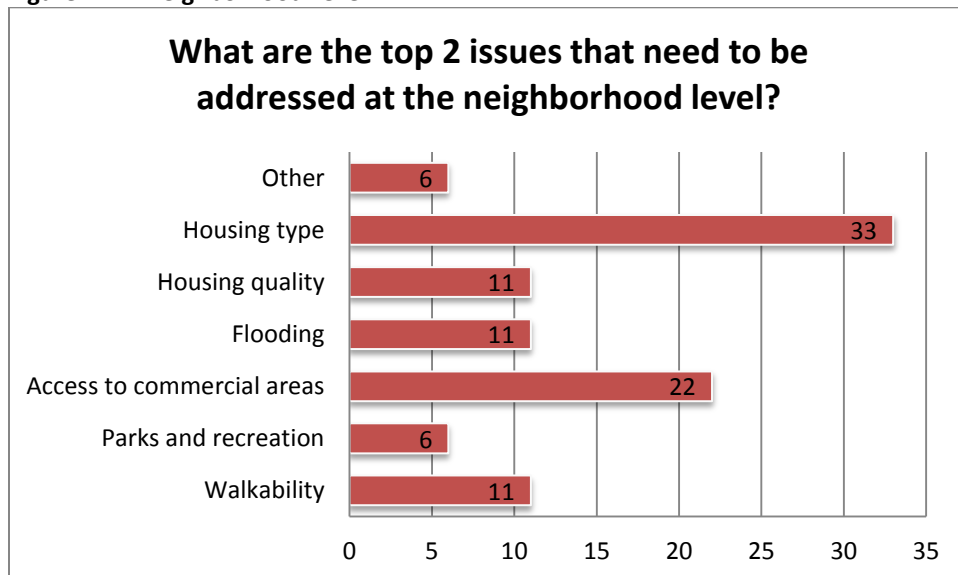


Figure 1.18. Commercial Areas

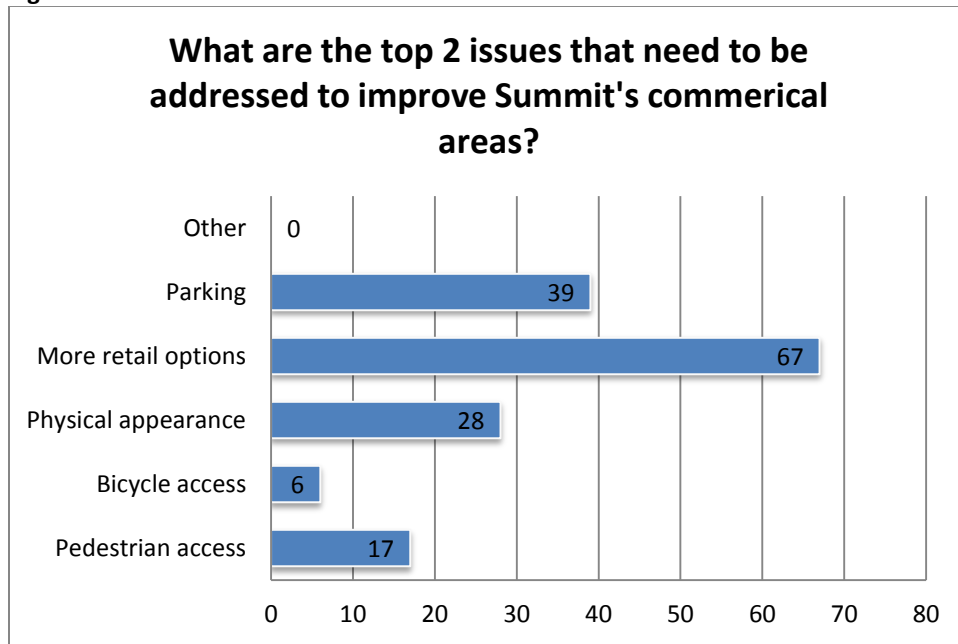


Figure 1.19. Travel

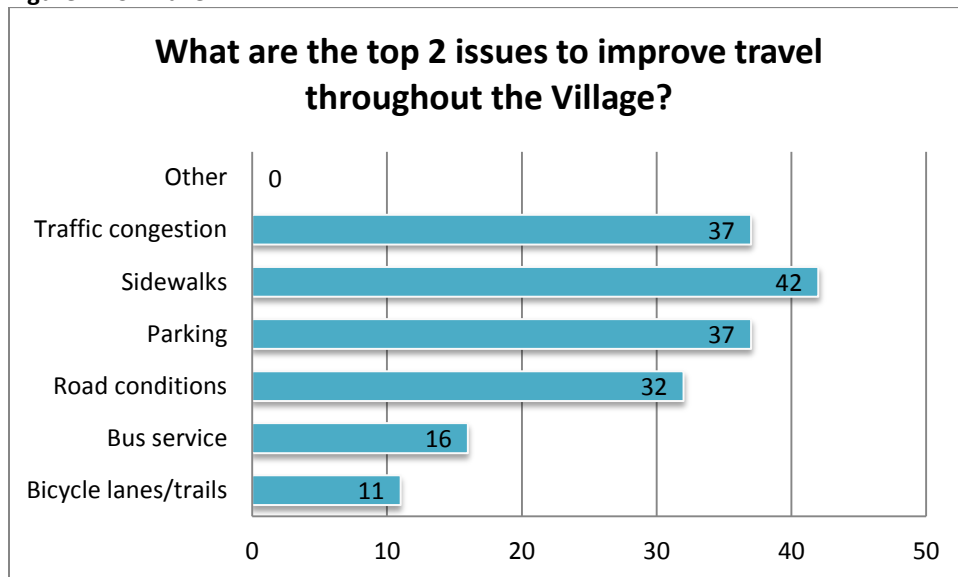


Figure 1.20. Outdoor Recreation Space

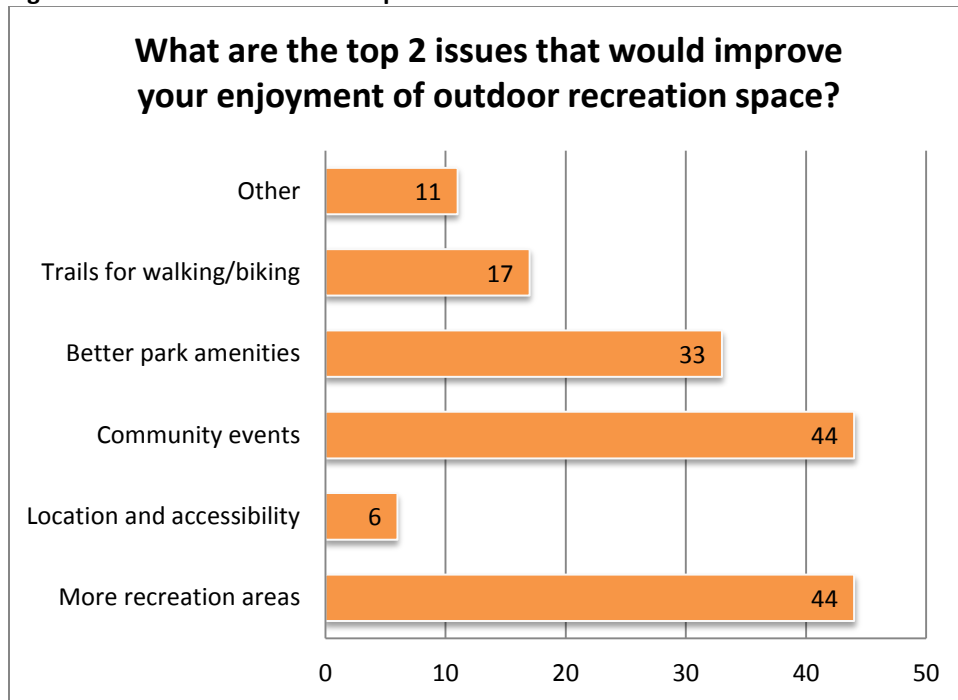


Figure 1.21. Capital Projects

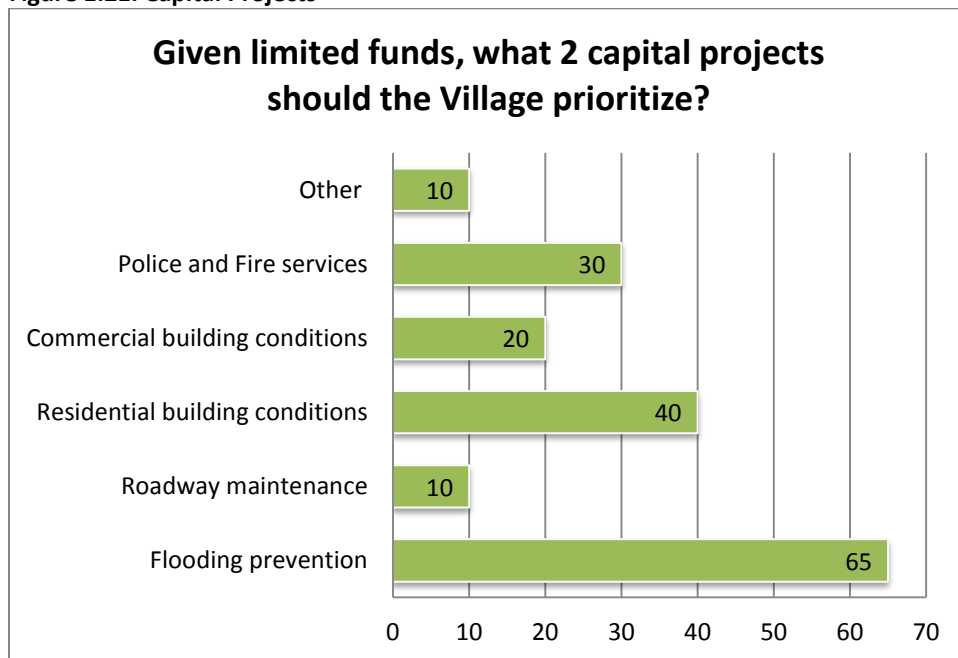
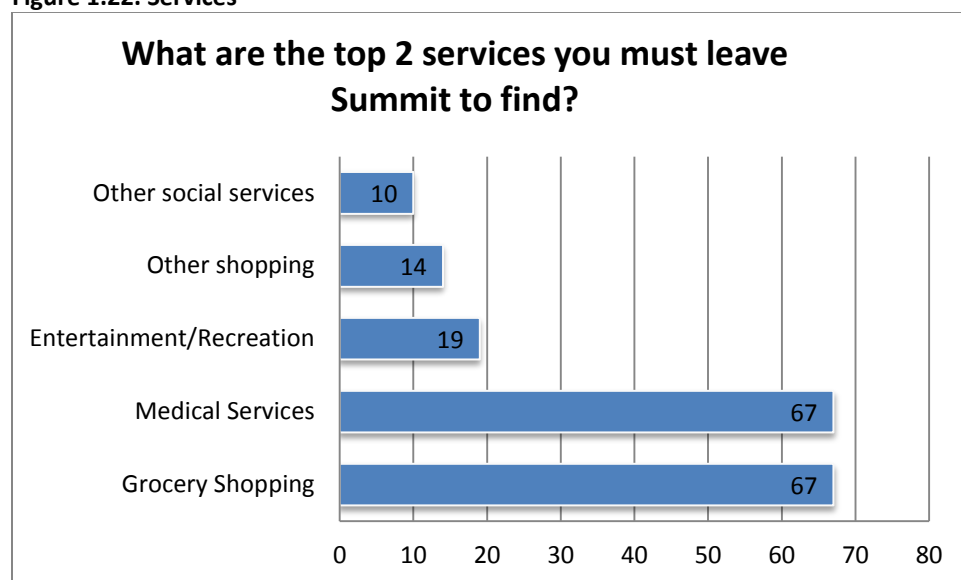


Figure 1.22. Services



Interactive Poster Displays

To gather ideas from Summit residents who may not be attending community meetings, interactive posters were installed at various locations around the village. Each display contained a map of the community with information about the project, instructions for recording and returning responses, two worksheets for participant responses, and a contact information form (Figure 1.23). Considering the potential languages spoken in Summit, the displays were designed with English, Spanish and Polish instructions and placed in eight visible and active public locations from March 20 to April 16, 2014. The locations included:

Des Plaines Access Community Health Center
Saint Blasé Church
St. Joseph School
Summit Public Library District

Summit SPARK Recreation Center
Summit Village Hall
Supermercado La Villita
Warehouse Project & Gallery

Community stakeholders were asked to indicate on the map areas they appreciate as well as areas they would like to see improved in Summit. Participants were also asked to fill out two separate worksheets indicating their top three strengths for Summit and top three priorities for the community. The displays that received the most responses were posted at the Summit Public Library District, SPARK Recreation Center, Saint Blasé Church, Supermercado La Villita, and Village Hall.

Participants identified existing recreational facilities, the community's geographic location, and its services including the school district, Fire Department, and the library as the key strengths of the community. A majority of participants stated that street and alley maintenance is a high priority that needs to be addressed; some made detailed recommendations for street widening, streetscaping improvements, and reducing speeding on specific streets. There was also strong support for commercial and retail redevelopment along S. Archer Road and S. Harlem Avenue to fill in exist vacant lots and buildings. Participants also expressed the need for more recreational activities and programing at affordable prices for youth at existing facilities. Concerns about safety in the neighborhoods and parks were also mentioned.

Figure 1.23. Interactive poster display at the SPARK Recreation Center



Source: CMAP, 2014.

Bilingual Online Survey

CMAP developed a bilingual online survey to provide another avenue for people to participate in the planning process. The online survey was launched on March 27, 2014 and remained active until April 22, 2014. CMAP worked closely with the Steering Committee, community leaders, and Village staff to ensure promotion and dissemination of the online survey. During this time, 60 people visited the site and gave detailed feedback on top priorities and opportunities for improvement in Summit. The majority of participants who submitted the survey identified themselves as residents of Summit (55 percent), between the ages of 20-34 years old (49 percent), and of Hispanic/Latino ethnicity (73 percent). For the most part, the participants have lived and/or worked in the community between 21-40 years. Many of the participants settled in Summit and continue to live and/or work in the community because they were born and raised here (46 percent), and because of friends and family (36 percent). Next, survey participants were to prioritize a number of community issues organized around the same topic areas as the previous focus group discussions.

Given the flexibility of the online format, additional questions were asked of the survey participants. Many indicated that they shop in the community on a weekly basis (41 percent). For purchases made outside of the community, participants revealed that a majority of them travel to Bridgeview (51 percent). However, almost 60 percent of respondents selected the "other" option to this question, indicating that the survey did not include the location of their shopping destinations. Many provided additional information about where they shop, listing Countryside, LaGrange, North Riverside, Oak Park, DeKalb, Chicago Ridge, Hodgkins, Bedford Park, Oak Park, Orland Park, Oak Brook, and Berwyn. Additionally, participants revealed that they depend on their personal car when travelling to their daily activities. Within a more free form comment question, online participants submitted concerns related to safety issues, specifically gang activity, as well as street maintenance.

A comprehensive compilation of the online survey results can be seen in the following charts.

Figure 1.24. Demographics

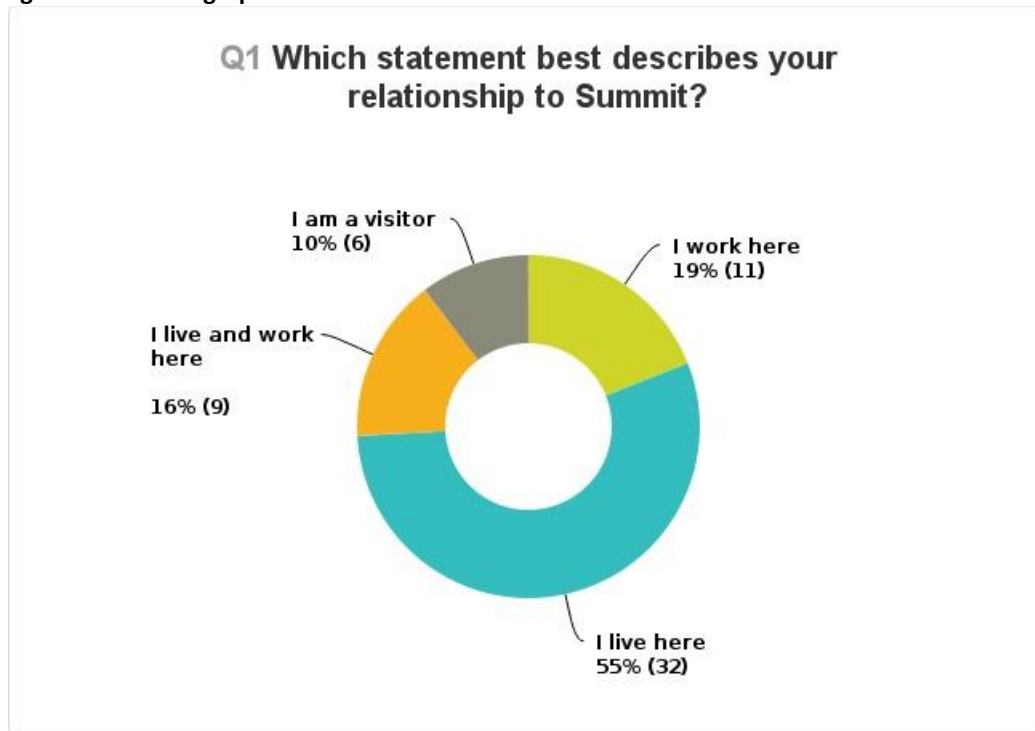


Figure 1.25. Age

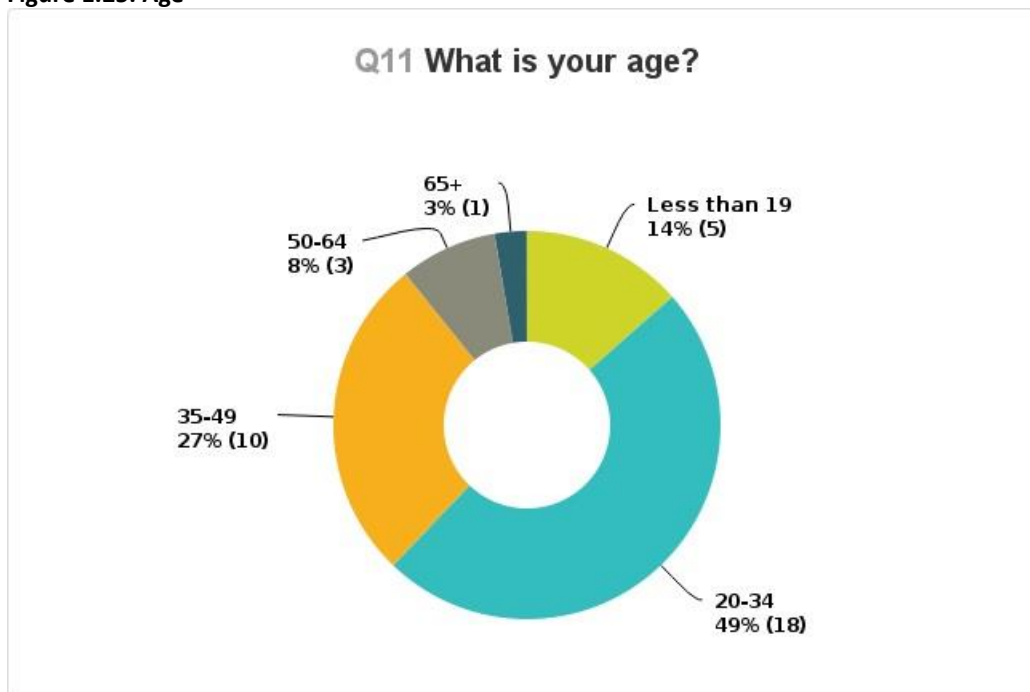


Figure 1.26. Length of Residence



Figure 1.27. Demographics

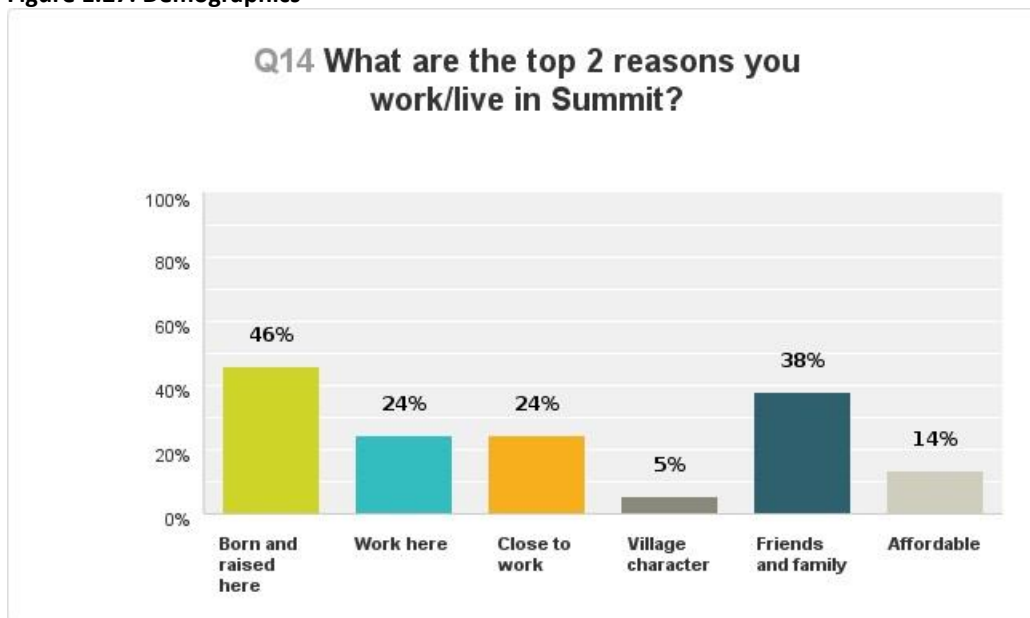


Figure 1.28 Neighborhood Level

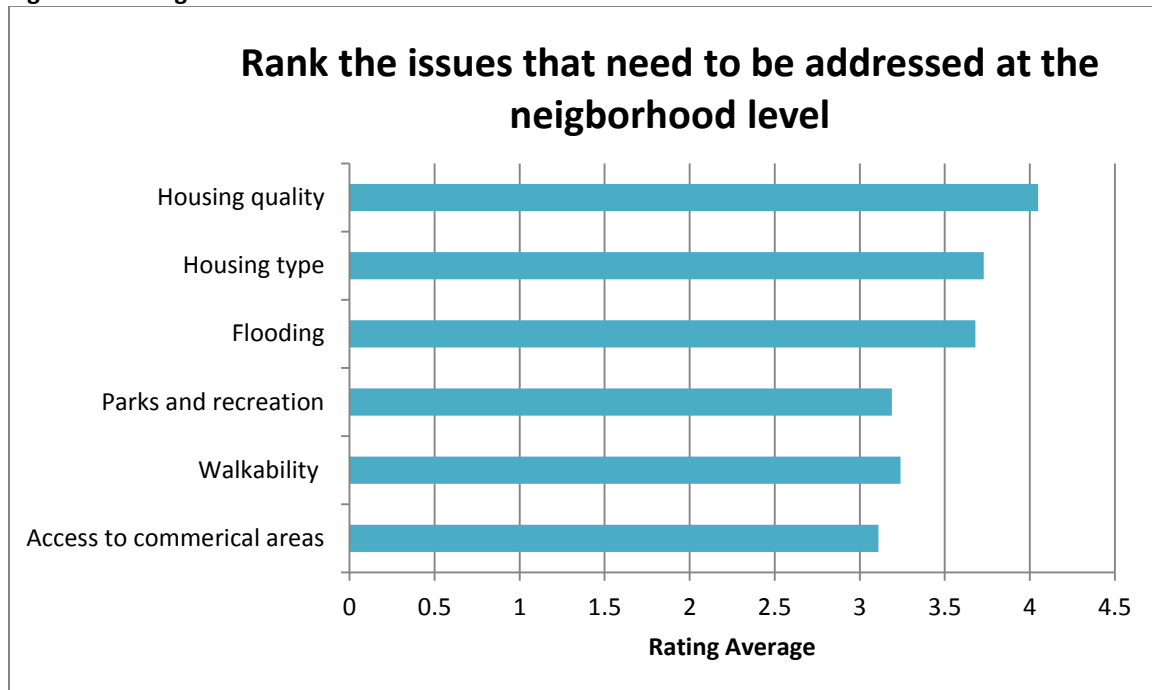


Figure 1.29. Commercial Areas

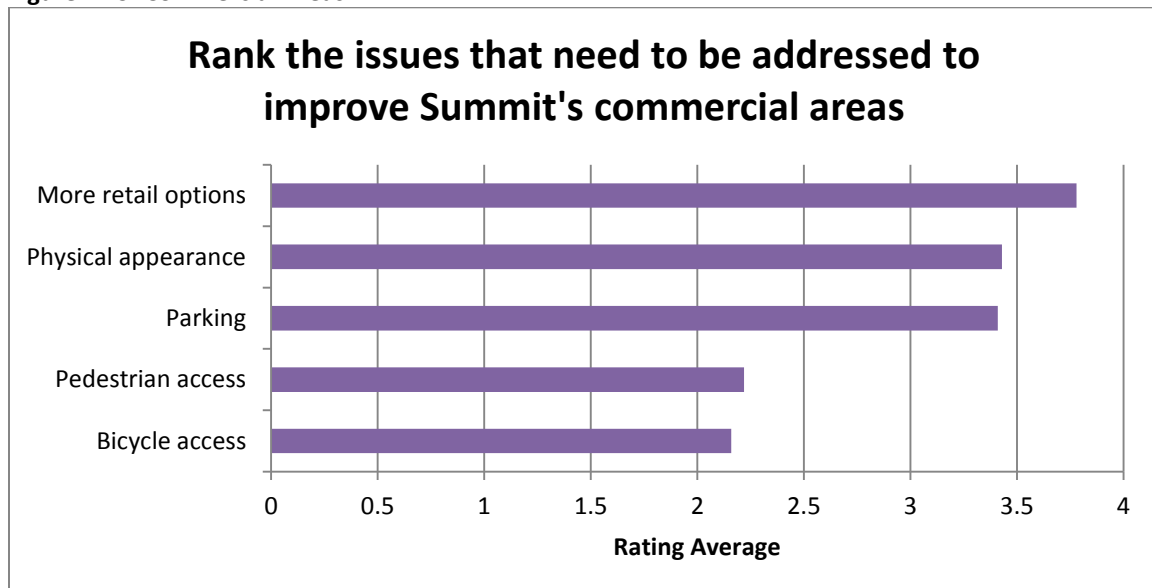


Figure 1.30. How often do you shop?

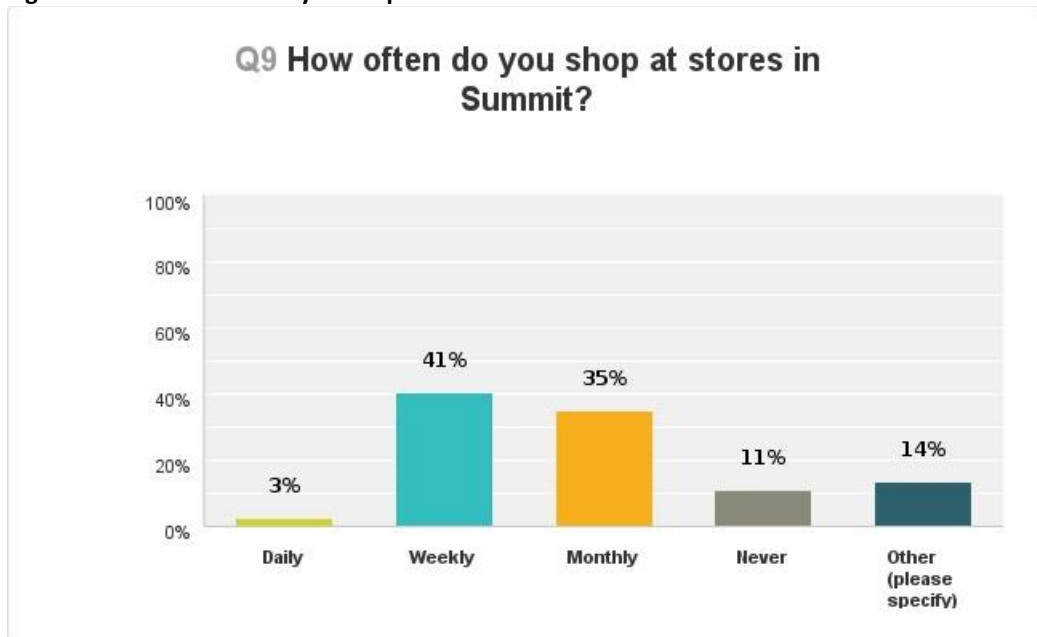


Figure 1.31. Where do you shop?

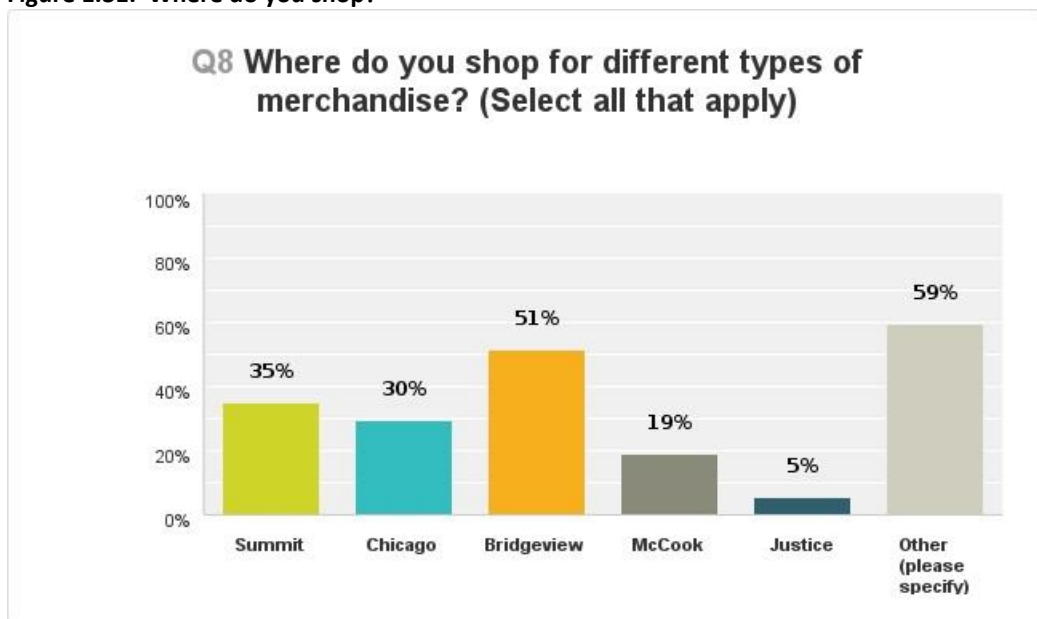


Figure 1.32. Improve Travel

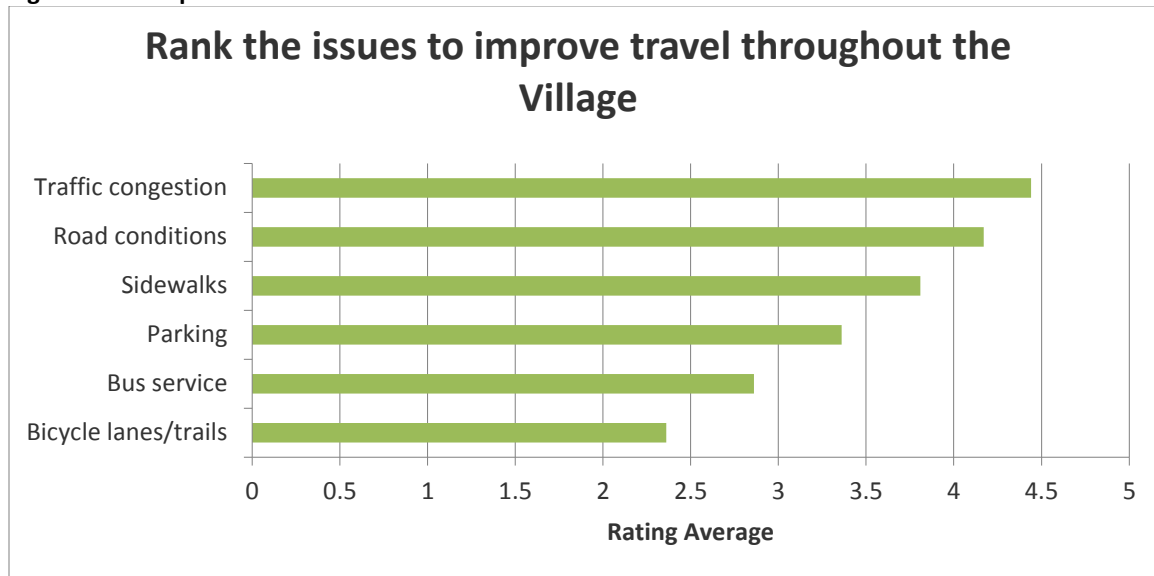


Figure 1.33. How do you travel?

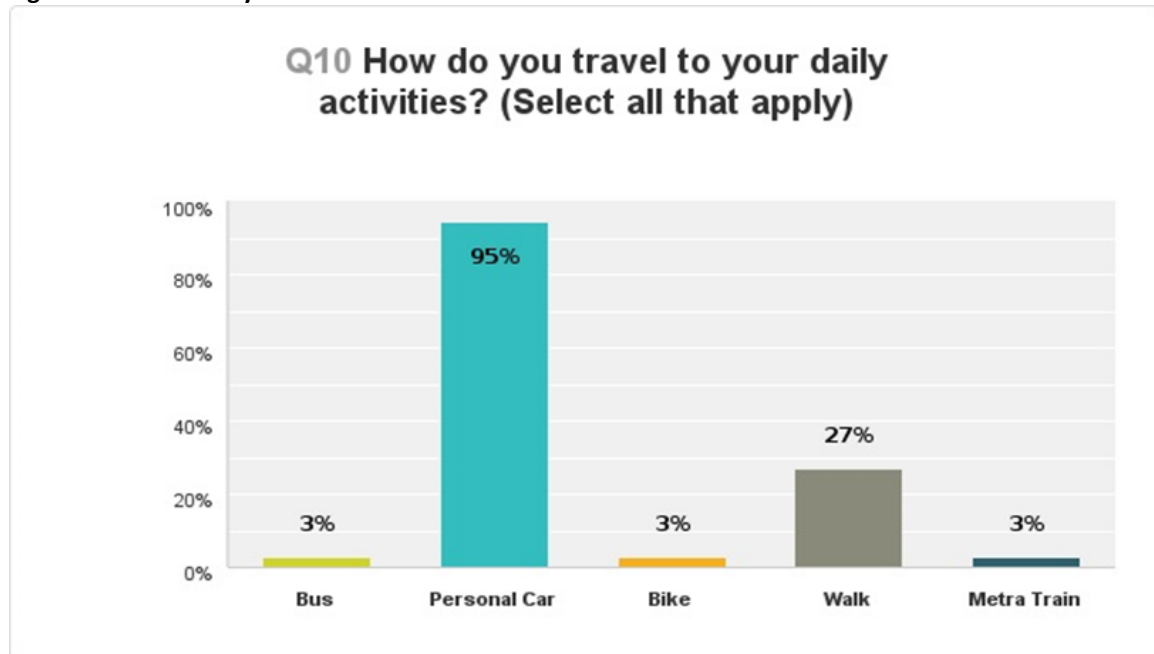


Figure 1.34. Outreach Recreation Spaces

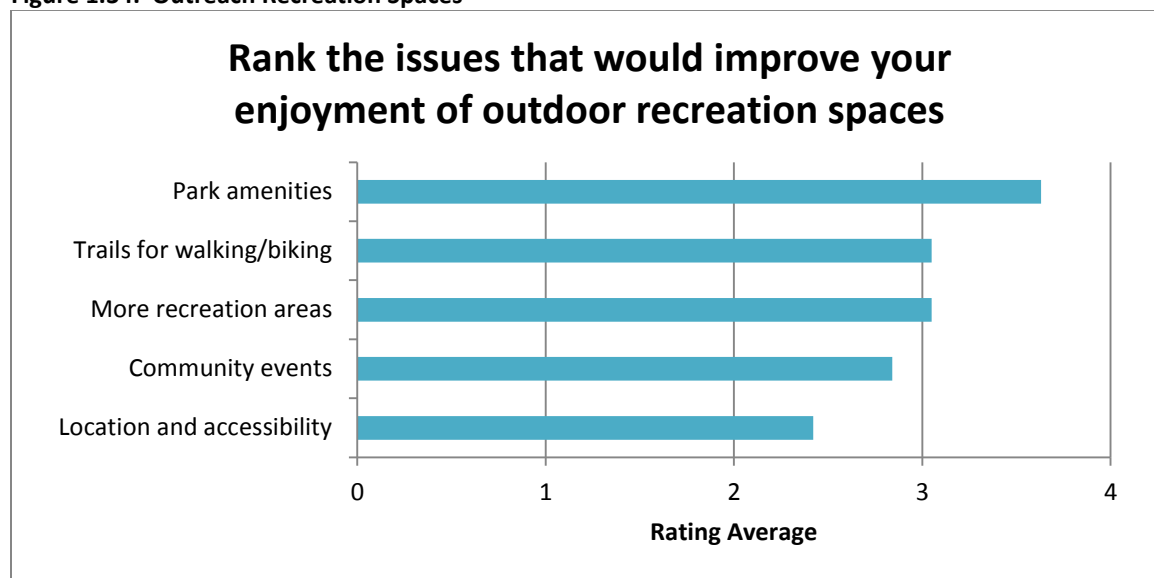
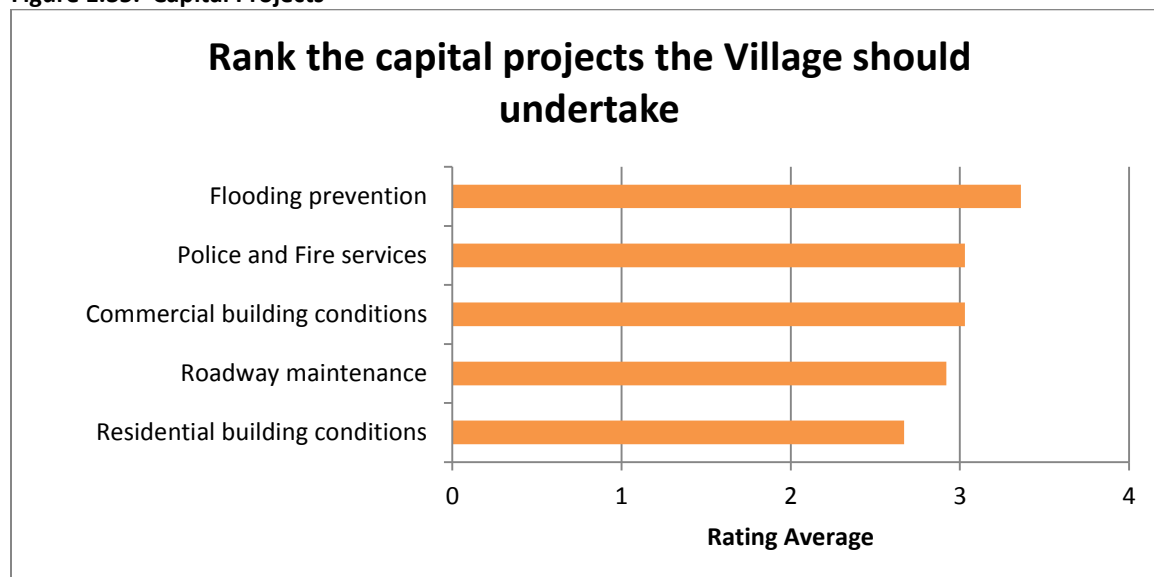


Figure 1.35. Capital Projects



Community-wide Visioning Workshop

The Visioning Workshop of the Summit Comprehensive Planning Process was held on Tuesday, June 17, 2014 at Graves Elementary School. There were approximately 25 people in attendance, including several members of the steering committee. The workshop was kicked off by Village Trustee Sergio Rodriguez followed by a brief presentation on the planning process and overview of the Village of Summit Existing Conditions Report by CMAP Project Manager, Nora Beck.

Following the introduction, workshop attendees were divided into four tables and were asked to complete a visioning charrette exercise. The exercise asked participants to step through a visioning booklet (Figure 1.36) as group and answer questions surrounding ideas on transportation, community facilities and infrastructure, commercial and industrial revitalization, homes and neighborhoods, image and identity, parks and open space, and ultimately define the groups' top three big ideas. Groups were

encouraged to jot down their ideas on maps of the community (Figures 1.37-1.40). Then, a representative from each group presented their groups' three ideas to all workshop attendees. The following are the top ideas from each group in the order they were presented:

Presentations

Group 1

- Beautification throughout the community through more code enforcement
- Attract more outsiders with family-oriented businesses, movie theaters, and retail (must have more parking)
- Community involvement, the police department must encourage more community involvement.

Group 2

- Build new train station with new businesses, surveillance and shuttles to midway.
- Beautification on main roads for pedestrians, bike paths. Make traffic aware of pedestrian crossings.
- Focus on single family homes including alleys and getting rid of apartment buildings.

Group 3

- Construct access road behind Summit Park for industry [connecting to 1st Ave].
- Traffic lights on 61st St and Archer Road and on 63rd St. and 74th Avenue.
- Create a Chamber of Commerce to promote existing businesses and bring in new businesses.

Group 4

- Build trails for walking, biking and connecting to other communities.
- Soliciting for more retail stores and restaurants
- Recycling program for entire community (as a way to bring in revenue)

Figure 1.37. Group 1

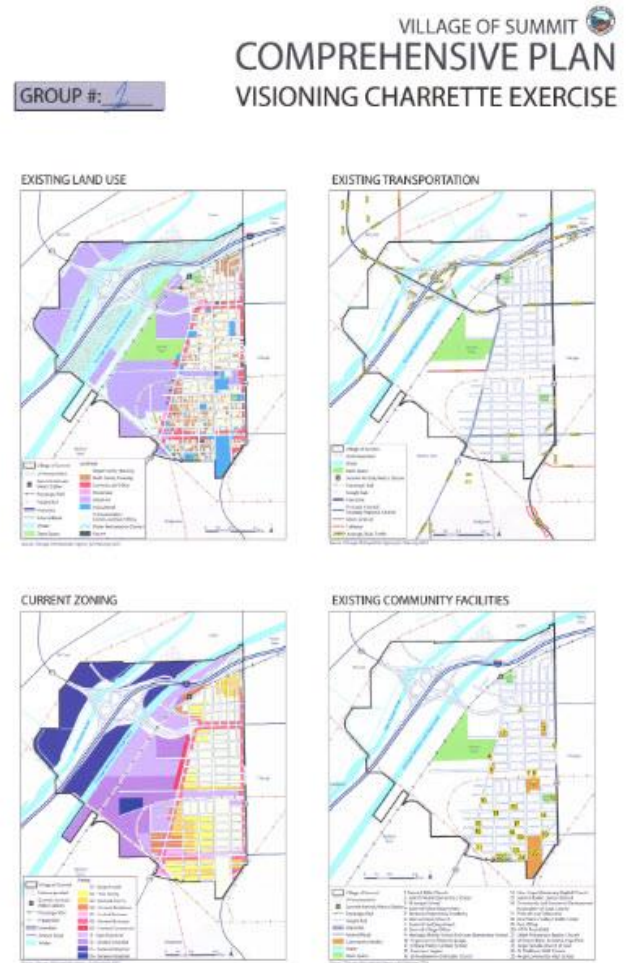


Figure 1.38. Group 2

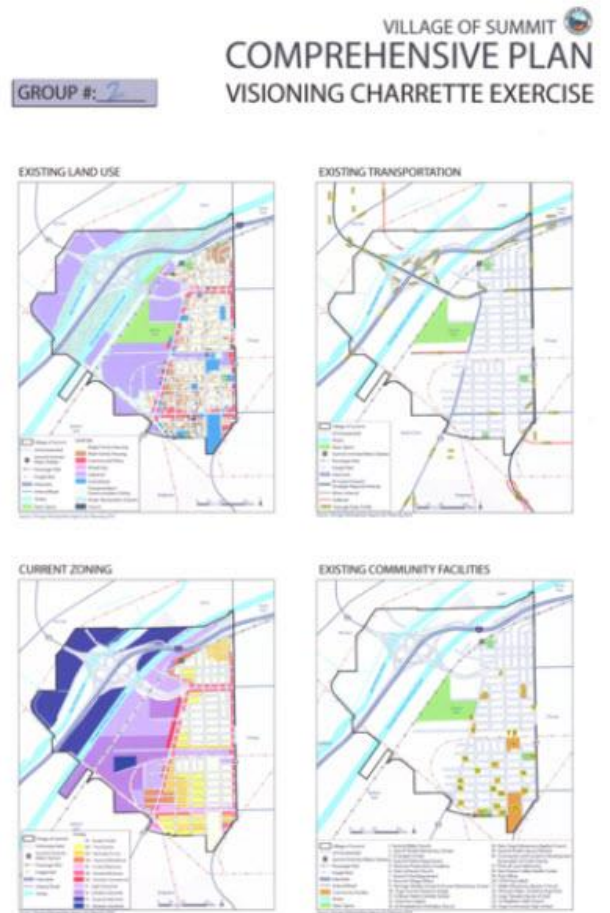
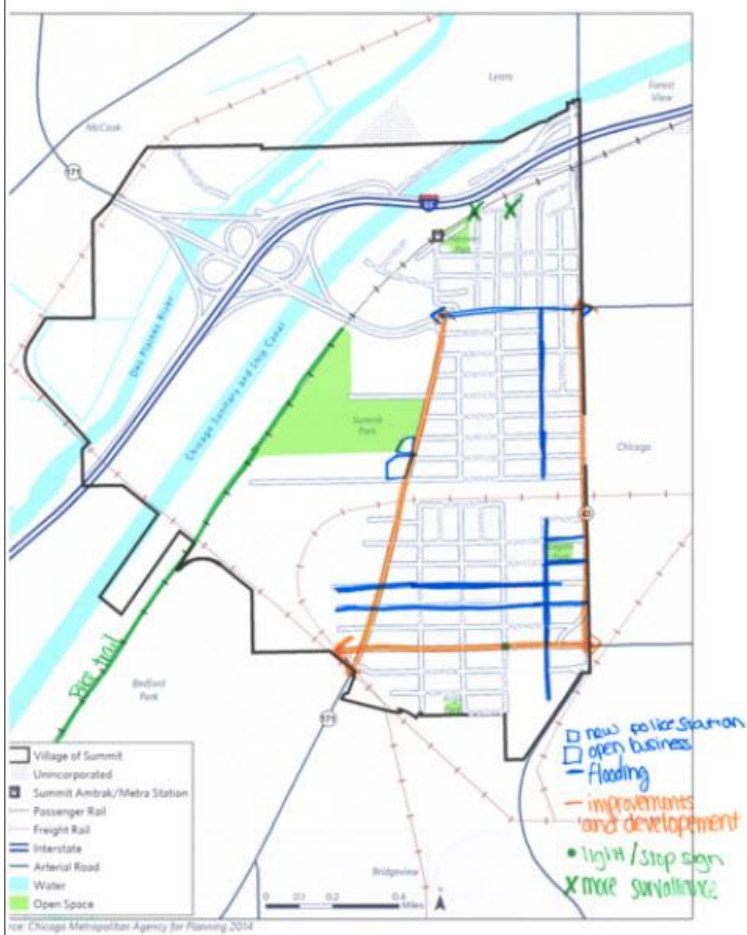


Figure 1.39. Group 3



© Chicago Metropolitan Agency for Planning 2014

Blue lines: study areas
Reds: home conversion/interchange
orange: access road and home lights

El Municipio de Summit
PLAN INTEGRAL
ASAMBLEA PARA ESTUDIO DE VISIÓN

GROUP #: 3

USO ACTUAL DEL SUELO



TRANSPORTE ACTUAL



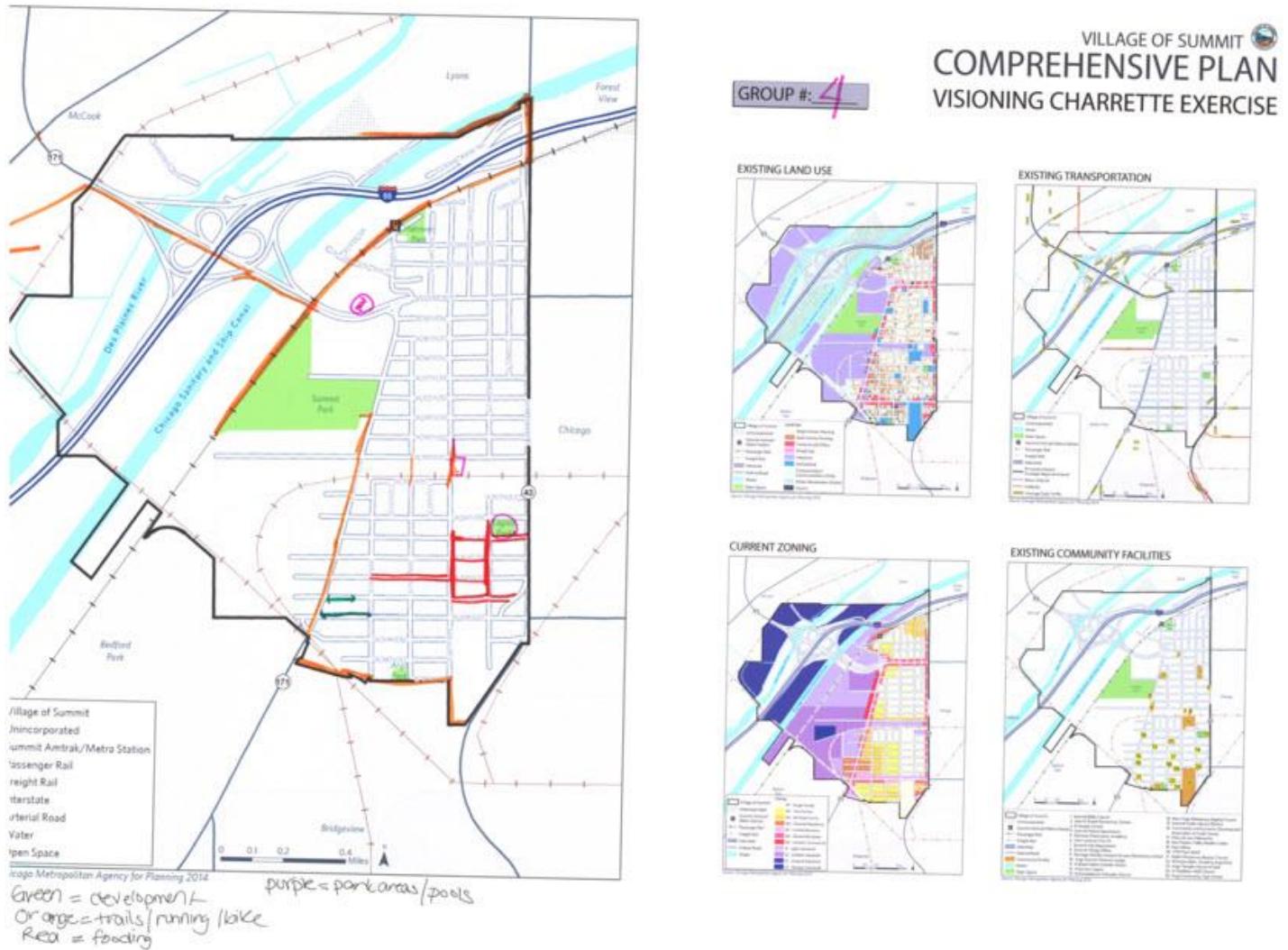
ZONIFICACIÓN ACTUAL



INSTALACIONES ACTUALES DE LA COMUNIDAD



Figure 1.40. Group 4



Next, the CMAP team consolidated the list of top big ideas into 10 different items and asked workshop attendees to review the list and vote using a real-time electronic keypad polling device on their top two ideas that need to be addressed in the plan.

The voting results are shown below (Figure 1.41). There is a clear interest in revitalizing the existing commercial corridors as suggested in the votes for bringing in more retail and restaurant options and establishing a chamber of commerce. A number of the ideas relate to the aesthetics and safety of the streets—beautification of streets, traffic lights at key points, build trails for walking and biking, and access behind Summit Park for industry (which is designed to create a more hospitable environment on Archer Road). Overall, ideas concerning streets received 68% of the vote and ideas concerning commercial revitalization received 74% of the vote. Both of these concepts are very interrelated, as a more pleasant experience on the Village’s commercial streets can be a vital step to attracting both new businesses and customers.

Figure 1.41. Capital Projects

Top two ideas from each group	Percent of vote
Regional shopping (#1) / restaurants (#4)	52%
Beautification of streets (#2) / all (#1)	30%
Build a new train station (#2)	22%
Create Chamber of Commerce (#3)	22%
Traffic lights at key points (#3)	17%
Build trails for walking and biking (#4)	17%
Recycling program (#4)	17%
Focus more on single-family homes (#2)	13%
Access behind Summit Park for industry (#3)	4%
Community involvement (#1)	4%

After the meeting, the CMAP staff reviewed the booklets and maps and summarized the takeaways from the booklet questions. The following are main themes that resulted from the booklets. A comprehensive list of responses to the booklet can be found following this summary.

Summary of all booklet responses

a. Transportation:

- i. Commercial corridors:
 1. Street right-of-way. Improvements to street itself so that it is safer and more pleasant (more frequent crossings, landscaping, street trees, address speeding.)
 2. Building frontages (maintenance of existing structures, infill development on empty land.)
 3. *Comment: Some advocated for removal of empty structures, though this could be in direct conflict with developing a lively corridor as it would create more dead space.*
- ii. Parking concerns: Lots of comments on the potential need for more parking. However, just as many comments on evaluating how existing parking is being used and could be better managed.
 1. *Comment: Better use of existing parking is generally recommended as a first step over creating new parking.*
- iii. Sidewalks/Bike Trails:
 1. Bike trail to Justice along the canal.
 2. Improvements to pedestrian bridge on 74th.
 3. Improvements to bridge on Archer Road
- iv. Metra / Pace: Desire for more frequent service, connections between Pace and Metra, shuttle to midway. Improvements to station itself and transit-oriented development near station. Need promotion of public transit options
- v. Other: Alley improvements identified for specific areas.

b. Community Facilities and Infrastructure:

- i. Job Training/Employment Center: Identified as a need for both high school students and older adults.
 1. *Comment: Existing services may need better promotion.*

- ii. New Police Station and Community Center: Some suggested rebuilding on the existing site, while others recommended relocating so that Summit Park could be expanded.
- iii. Flooding: Several areas were identified.
 - 1. Residents largely saw the solutions to flooding as newer, larger, and potentially separated storm sewers.
 - 2. *Comment: green infrastructure solutions (that mimic natural systems and prevent water from entering the pipes) can be a lower cost alternative, but could require resident education.*

c. Commercial and Industrial Revitalization:

- i. Chamber of Commerce needed to help promote existing businesses and bring in new ones.
- ii. Some comments on giving businesses incentives, tax breaks to attract them, others cited the need for more land.
- iii. Comparison was made with downtown LaGrange and how 63rd / Archer area could benefit from their approach.
- iv. *Comment: Industrial comments focused on better truck route management; not attracting more potential employers or updating industrial building stock.*

d. Homes and Neighborhoods:

- i. Code enforcement: This was brought up repeatedly.
- ii. Foreclosed and vacant properties: Support for management of vacant or foreclosed properties. Recommendation to use community service to clean lots.
- iii. Condo conversion: support for multi-family buildings to transition away from rentals
- iv. Parking: support expressed for residential permits for overnight parking.

e. Image and Identity:

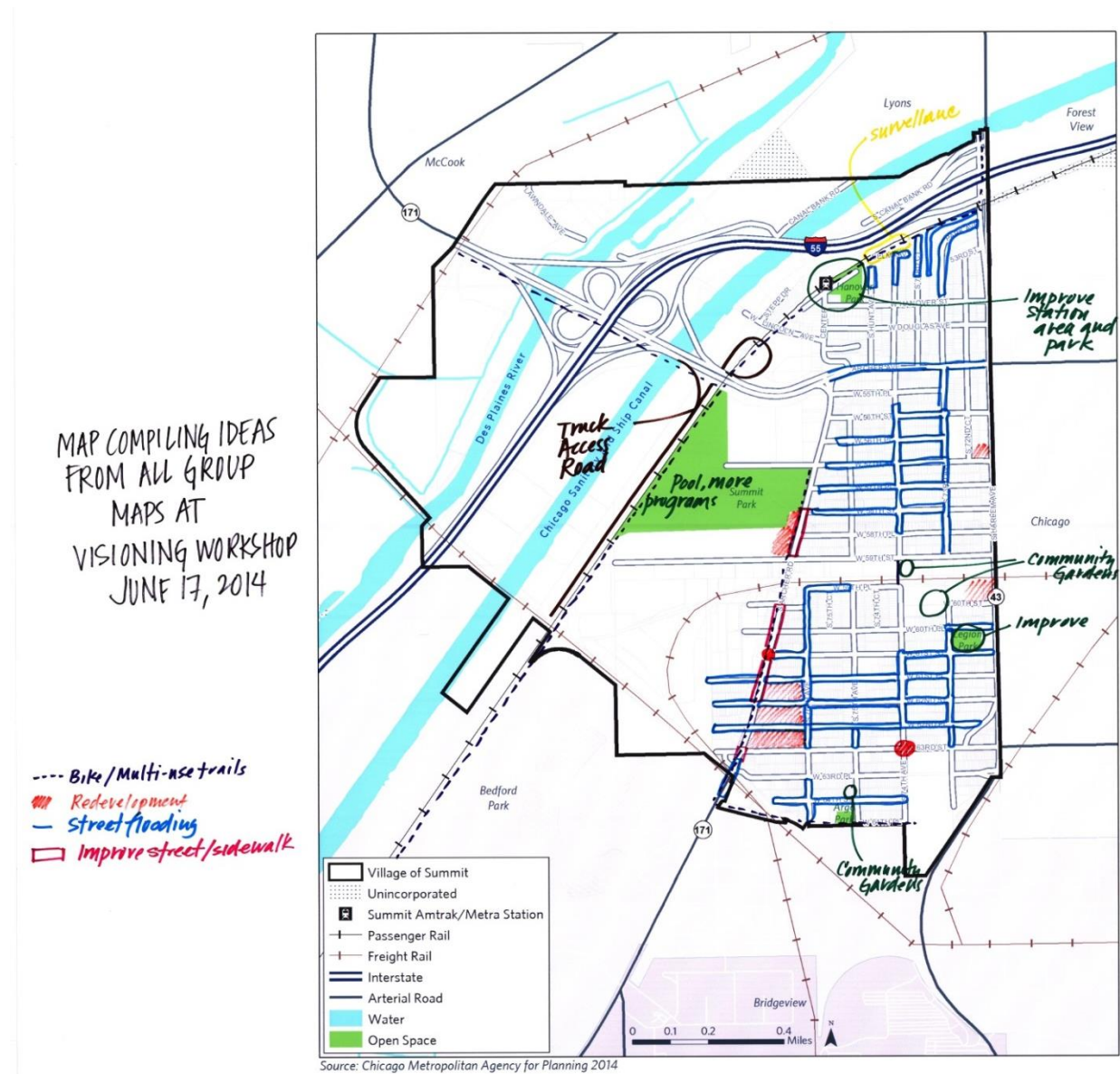
- i. Participants thought the location in relation to regional transportation, the park system, the diversity of residents, and the access to the boat launch as unique to Summit.
- ii. Marketing the community, enhancing the park and shopping amenities, and actively touting the positive activities in town were ways to promote the village to outsiders.
- iii. Chamber of commerce and street beautification were also identified.

f. Parks and Open Space:

- i. Generally, participants didn't see the need for more park space, but did want to see existing park space better utilized.
- ii. Support for a pool.
- iii. Community gardens were supported and locations were identified (i.e. vacant lots, near schools).

The full responses to the booklets are included below, with each group's response consolidated under each question. All of the ideas drawn by the groups on the maps of Summit were combined into one map (Figure 1.42).

Figure 1.42. Community-wide visioning workshop map-compilation



Full Booklet Responses

I. Transportation

- i. What would your group do to improve the appearance of the following corridors: Archer Avenue, Harlem Avenue, W. 63rd Street, and Archer Road? Please mark locations of improvements on the map.
 1. Concern about the speed limit on Archer Road.
 2. Fill the vacant buildings
 3. Maintain the existing structures
 4. General street maintenance
 5. Archer Avenue: get rid of empty buildings, landscape, traffic congestion, uniformity, focused improvements, pot holes

6. Light poles / trees should not be in the middle of sidewalk. Plants / trees should be planted and staff may be needed to maintain.
7. Lots of signs that are tied to poles, no true signage.
8. Archer Ave: Lots of promotion of drinking/ alcohol and cigarettes /gas station; promotion of negative influences on street. More stores, more than a beauty show.
9. Harlem Ave: more choices of restaurants, currently there are a lot of Mexican restaurants. More choices of stores, more than beauty/nail salons
10. 63rd St:
 - a. Would like to solicit outside developers / franchise to come in and provide us with ideas and feedback.
 - b. More parking may be needed
 - c. Empty land by CEDA building
 - d. Existing buildings may not meet current zones and this is a problem.
 - e. There are some residential homes next to building.
 - f. Specific areas are zoned for businesses but this was never done. There are about 5 houses in that area that could be demolished to do this.
11. We have buildings in this area that need to be demolished
12. Get rid of junk yard.
- ii. Are there other streets or intersections you would like to see improved in Summit, and what types of improvements? Please mark on the map.
 1. Alley improvement especially in the U or 63rd Street
 2. Fix alleys
 3. On Archer Road west side, make it pedestrian-friendly to cross
 4. Light on 63rd and 74th Ave.
 5. New sidewalks on archer avenue, pedestrian right of way
 6. Maybe a bridge for student to cross to get to school.
- iii. Would you like to have more sidewalks or bike trails? If so, please mark on the map.
 1. Sidewalks (pet friendly)
 2. Maintenance of current sidewalks, improve accessibility
 3. Yes to bike trails when all other problems are solved.
 4. Bike trails alongside the canal into justice.
 5. Better bridge over 74th.
- iv. Are there areas that should be more pedestrian and bicycle friendly?
 1. Footbridge behind heritage needs maintenance (2, surveillance lights)
 2. Bridge on Archer Road
 3. Archer and Harlem Avenue should be more pedestrian friendly
- v. Are there any improvements to Pace or Metra service that you would like to see?
 1. More frequent service, very few Metra times.
 2. Noted the discontinuation of Pace service on Archer Road
 3. Improve Metra Station (2)
 4. Shuttle to midway
 5. More surveillance, clean it up, 74th and Hunt.
 6. Bus down 1st Avenue – help Summit residents obtain services, Zoo, Hines VA, River edge
- vi. Are there specific areas where you think parking is an issue? If so, where?
 1. Where is parking not an issue?

2. Businesses on Harlem/Archer Road – no parking=no business
 3. Both residential and commercial
 4. What are some potential solutions to parking issues and how should these be paid for?
- vii. What are some potential solutions to parking issues and how should these be paid for?
1. What are some potential solutions to parking issues and how should these be paid for?
 2. Seeing grants to build a parking structure for business patron during business hours
 3. Other sources of income for a parking structure – casino? Red light camera?
 4. 2 car maximum, limit cars per residents
- viii. Other ideas?
1. Publicize current public transit options
 2. Rip up 63rd Street Beautification, should be two lanes each way from Archer to Harlem.

Community Facilities and Infrastructure

- I. Would you like to see new community services and facilities in Summit? If so, what kinds and where would you locate them? Please mark on the map.
 1. Employment resource center beyond a staffing agency (perhaps located in the village hall).
 2. Job training for high school kids
 3. New police station and community center where the old police center is located.
 4. More community facilities in Summit – Pool
 5. More police – then use that space to expand park district.
 6. The hill in Summit – can we decrease it.
 7. By dock – create a hotel or something to attract people.
- II. What areas have experienced recent flooding? Please list below and mark on the map.
 1. The viaduct on 63rd Street and Archer Road
 2. 62nd Street and 73rd Avenue by legion park
 3. 64th Street
 4. Near 73rd Ave, 61st St, and 62nd St.
 5. Around school
- III. What are some potential solutions to address flooding?
 1. Bigger/more sewers
 2. Retention pond
 3. Separate sewage versus drainage
 4. Upgrade/overhaul of the drainage system
 5. Water reclamation grant to connect to deep tunnel (2)
 6. New homes should have a higher foundation
 7. Pass legislation to provide a stipend to residents with proof to help fix these issues
 8. Home rule – pass to increase taxes on gas stations.
- IV. How should the community residents and/or the Village pay for these improvements?
 1. Grants (2)
 2. Capital campaign

Commercial and Industrial Revitalization

- I. What would you like to see done to retain and support existing commercial businesses?
 1. Bringing back chamber of commerce to promote existing businesses and bringing in new businesses (2)
 2. Give incentives
 3. Lower taxes
 4. Tax breaks
 5. Encourage small businesses
 6. Saturday, sidewalk sales, free samples
 7. We need a big grocery store in area
 8. We need to increase sales tax – we need revenue from stores if we can bring in restaurants/ stores, then we can use that to increase revenue.
 9. We are not able to offer a lot of new businesses – we need to have more land
 10. Ways to have incentives
 11. We need to have a recycling program
- II. What would you like to see done to improve and support the industrial businesses in Summit?
 1. Access to industrial places should not be on side streets, should have an access road behind.
 2. Make it more accessible for semi-trucks
 3. TIF incentives
- III. If your group recommended incentives or programs, how would the village pay for this?
 1. Money from Lipinski
 2. Target your needs/ apply for grants (2)
 3. Options from TIF programs
- IV. What types of businesses would you like to see added? Where would you like to see them locate? Please mark on the map.
 1. Restaurants
 2. Retail stores (2)
 3. Coffee shops
 4. Grocery store
 5. Movie theater (3)
 6. Family establishments
 7. Create Archer / 63rd to replicate the feel of downtown LaGrange
 8. Locate new businesses on Harlem.
 9. Boutiques
 10. Coffee shop in train station
 11. Use canal as entertainment area for the residents
 12. CMAP should identify businesses that would complement current businesses.
 13. Recycling
 14. Bowling alley
 15. Eye doctor
 16. Tutoring service
 17. Banks are only on 63rd, need one on Archer.

Homes and Neighborhoods

- I. What would you like to see done to improve and support the residential neighborhoods in the community?
 1. Increase in single family homes / no more multi-family
 2. Code and ordinance enforcements for property upkeep (2)
 3. Enforce multi-family building owners to maintain their buildings
 4. Maintain/fill vacant properties
 5. Upkeep of foreclosed homes
 6. Fix sidewalks
 7. Make residents upkeep property yard/exterior areas
 8. Tear down vacant homes
 9. Parking – multiple cars per home, using garages as a “garage”
 10. Ticket residential areas for overnight parking (non-residential visitors) will also provide revenue.
 11. Turn some apartment buildings into Condos or townhomes – ideally near the Metra for professionals commuting to city; could be a closed community with park for families; need to look at bigger price residents (i.e. condos) [higher income residents?]
 12. Street trees are in need of maintenance and may present dangerous conditions
 13. When street lights are hit by vehicles and knocked over a new street light should be installed right away.
- ii. What are your thoughts and/or ideas on addressing vacant housing and lots in Summit?
Code enforcement
 1. Absentee landlords / foreclosure
 2. Lots – village is maintaining vacant lots that are owned by private owners.
 3. Use community service to clean lots
 4. Give foreclosure residents options to keep home
 5. Neighborhood federal funding
- iii. Are there any types of housing missing in Summit that you would like to see more of? If so, where? Please mark on the map.
 1. Available affordable / mixed-income housing that is well maintained.
 2. Public education on section 8 housing for landlords and residents.
 3. More single family, tear down apartment buildings.
- iv. Other ideas?
 1. Plant trees.

Image and Identity

- I. What are Summit's most unique features?
 1. Summit Park (2)
 2. Library (though underutilized)
 3. Diversity of residents (2)
 4. Church town (but this isn't public) / wide range of different churches
 5. The boat launch (2)
 6. Location
 7. Proximity to transportation (midway, metra, expressway)
- II. What can the Village do to promote Summit to outsiders?
 1. Increase commercial business

2. More advertising
3. Business incentives
4. More programs / sports in Summit Parks
5. Designated shopping area with parking
6. Redevelop business district
7. More marketing, get businesses involved to sponsor activities
8. Promote positive happenings for residents (via schools)
9. All Suggestions [?]
10. Unloading dock – improve entrance – looks shady [not sure what this is referring to]
11. Provide a way to cross 1st avenue, to go to Countryside, let us get connected.

III. Are there any other ways to support the image and identity of Summit

1. Marketing campaign
2. Chamber of commerce
3. Community development – pride
4. Work harder on deterring gangs and drugs from town
5. Promoting the positive features
6. Continue beautification project on main streets
7. Highlight different meetings and groups in the community, maybe websites and links.
8. Businesses to keep area clean
9. Residents to keep area clean
10. General beautification (lighting, landscape, benches)
11. Assisting senior citizens

Parks and Open Space

- I. What type of recreational amenities are lacking in the Village?
 1. Public pool – full size (3 groups, needs to be affordable)
 2. Lack of community volunteers
 3. Open air events
 4. Theater at the park (Shakespeare)
 5. Gym
- II. Would you like to see improvements made to the existing parks and open space in Summit? Which ones and how?
 1. Areas that are not being used
 2. Hanover Park bathroom facility
 3. Little legion park, Hanover, and Argo Park all need improvements
 4. Use space at Legion Park: it floods, unused space devoted to open fields.
- III. Would you like new parks and open space? If so, where would these be located? Please mark on the map.
 1. No, we think we have a good amount of parks, expanding parking maybe.
 2. Ice rink
 3. Roller hockey rinks

4. No additional parks needed

IV. Would you like to see community gardening areas in Summit? If so, where? Please mark on the map.

1. Yes, near the schools.
2. Yes, use empty lots
3. At street corner/ interaction on main streets to have plants
4. Make garden club

V. Other ideas?

1. Compete block against block to see who can improve their block or street the best to encourage beautification.

Public Open House

The public open house for the Summit Comprehensive Plan was held on Tuesday, February 3, 2015 at the Summit Public Library. There were approximately 12 people in attendance, including several members of the Steering Committee. The attendees were asked to review the posters around the room that described the draft plan. In order to gather input on the proposed strategies, attendees were asked to place post-it notes next to items that they liked or disliked, and submit more detailed comments using a comment form.

There were 11 post-it notes placed on the posters and 1 individual comment form was submitted with 5 separate ideas. The following is a list of the comments received at the open house.

General comments

- Take the 4 flats down in Peyton Place (from 72nd Court to 73rd Avenue) and make them into condos with garages.
- Along railroad tracks, clean up weeds and trees and put up a privacy fence just like on the highways. Some land may be used for parking if possible. Property could be bought by city, then resold for this change. Railroad would then have to clean up along railroad and pay for fence for safety or maybe a grant.
- A park could be made next to fire station and maybe the owner of the other property next to this land would donate or let park use the lawn.
- All other new houses that may go up would need 4 parking spaces
- No more apartments in residential streets. Let's get the illegal apartments out.

Post-it notes comments

- Commercial Areas
 - Manage parking. Use empty lots as parking. Clean it up and enforce business owners to maintain their property.
 - Façade Improvements. Provide guidelines for signage and façade improvements.
- Governance
 - Capital Improvement Program. Received a "plus" sign.
 - Coordinate with partners. Be supportive of non-profit social service.
- Natural Environment
 - Make Park next to Fire Department
- Transportation
 - Improve the Metra area; more people would use the Metra.
 - Archer & 63rd. Downtown Summit!
- Public Input

- More community involvement needed.
- Send flyers in Spanish and English with student in schools to target parents.
- Better reach out program.
- Non-profits in town are a big plus.

Figure 1.36. Visioning Booklet



VILLAGE OF SUMMIT COMPREHENSIVE PLAN

VISIONING WORKSHOP

Group #:

Note Taker: _____

Presenter: _____



Village of Summit Comprehensive Plan: Visioning Workshop

Transportation Ideas

Some questions to help with your discussion...



What would your group do to improve the appearance of the following corridors: Archer Avenue, Harlem Avenue, W. 63rd Street, and Archer Road? Please mark locations of improvements on the map.

Are there other streets or intersections you would like to see improved in Summit, and what types of improvements? Please mark on the map.

Would you like to have more sidewalks or bike trails? If so, please mark on the map.

Are there areas that should be more pedestrian and bicycle friendly?

Are there any improvements to Pace or Metra service that you would like to see?

Are there specific areas where you think parking is an issue? If so, where?

What are some potential solutions to parking issues and how should these be paid for?

Other ideas?

Village of Summit Comprehensive Plan: Visioning Workshop

Community Facilities and Infrastructure Ideas

Some questions to help with your discussion...



Would you like to see new community services and facilities in Summit? If so, what kinds and where would you locate them? Please mark on the map.

What areas have experienced recent flooding? Please list below and mark on the map.

What are some potential solutions to address flooding?

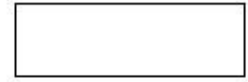
How should the community residents and/or the Village pay for these improvements?

Other ideas?

Village of Summit Comprehensive Plan: Visioning Workshop

Commercial and Industrial Revitalization Ideas

Some questions to help with your discussion...



What would you like to see done to retain and support existing commercial businesses?

What would you like to see done to improve and support the industrial businesses in Summit?

If your group recommended incentives or programs, how would the village pay for this?

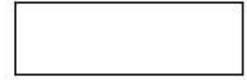
What types of businesses would you like to see added? Where would you like to see them locate? Please mark on the map.

Other ideas?

Village of Summit Comprehensive Plan: Visioning Workshop

Homes and Neighborhoods

Some questions to help with your discussion...



What would you like to see done to improve and support the residential neighborhoods in the community?

What are your thoughts and/or ideas on addressing vacant housing and lots in Summit?

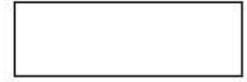
Are there any types of housing missing in Summit that you would like to see more of? If so, where? Please mark on the map

Other ideas?

Village of Summit Comprehensive Plan: Visioning Workshop

Image and Identity

Some questions to help with your discussion...



What are Summit's most unique features?

What can the Village do to promote Summit to outsiders?

Are there any other ways to support the image and identity of Summit?

Village of Summit Comprehensive Plan: Visioning Workshop

Parks and Open Space Ideas

Some questions to help with your discussion...



What type of recreational amenities are lacking in the Village?

Would you like to see improvements made to the existing parks and open space in Summit? Which ones and how?

Would you like new parks and open space? If so, where would these be located? Please mark on the map.

Would you like to see community gardening areas in Summit? If so, where? Please mark on the map.

Other ideas?

Village of Summit Comprehensive Plan: Visioning Workshop

**Thank-you for your participation
and for your ideas!**

To assist us with a final exercise, please write down the top three “big ideas” that your group discussed.

Big Idea #1:

Big Idea #2:

Big Idea #3:

Group #:



Village of Summit Comprehensive Plan: Visioning Workshop

